
**GENERAL PLAN CONSISTENCY ANALYSIS
FOR THE
MAJESTIC THOUSAND PALMS
ENVIRONMENTAL IMPACT REPORT
SCH NO. 2022110600**

Riverside County, California



February 7, 2024

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FOR THE
MAJESTIC THOUSAND PALMS
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SCH NO. 2022110600**

Lead Agency

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

CEQA Consultant

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Project Applicant

Majestic Realty Co
13191 Crossroads Pkwy, 6th Floor
City of Industry, CA 91746

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1.0 INTRODUCTION

1.1 Purpose and Intent

The purpose of this report is to analyze the consistency of the Thousand Palms Project (SCH No. 2022110600, herein, “Project”) with the policies of the Riverside County General Plan and the Western Coachella Valley Area Plan (WCVAP). 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 Western Coachella Valley Area Plan Land Use Policies*, utilizes the same format as Table 1 and provides an analysis of the proposed Project’s consistency with the WCVAP.

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. (Riverside County, 2019a, 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 number in parenthesis which denotes a reference to the action related to the policy. (Riverside County, 2019a, p. I-10)

1.4 Project Description

For purposes of this analysis, the term “Project” refers to the Project’s discretionary applications for a General Plan Amendment (GPA 220004), Change of Zone (CZ 2200013), and Plot Plan (PP 220022) to allow for future development of a 83.0-acre property located the northeast corner of Rio Del Sol Road and 30th Street. The Project proposes a cross-dock commerce center building having approximately 1,238,992 total square feet (s.f.) of interior floor space, comprised of ±20,000 s.f. of office space and ± 1,218,992 s.f. of warehouse space with 106 loading dock doors on the north-facing side of the building and 106 loading dock doors on the south-facing side of the building.

1.5 Project Location

The 83.0-acre Project site is located within the Western Coachella Valley portion of unincorporated Riverside County, and positioned in the southwest quarter of Section 7, Township 4 South, Range 6 East, San Bernadino Base and Meridian. More specifically, the 83.0-acre property located on the northeast corner of Rio Del Sol Road and 30th Street. The Project site encompasses Assessor’s Parcel Numbers (APNs) 648-150-034 and 648-



150-035. For a complete description of the Project's location, please refer to Section 2.0, *Environmental Setting*, of the Project's EIR.

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.
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) a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services. b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. 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. d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. 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. f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	<u>Consistent.</u> The Project Applicant proposes a General Plan Amendment (GPA) to change the land use designations as applied to the Project site to allow for development with light industrial land uses. In addition, proposed GPA 220004 would change the land uses designation on the eastern portion of the site from Medium Density Residential to Light Industrial. With approval of the proposed GPA, the Project would be fully consistent with the General Plan Land Use Map. The Project accommodates a mixture of open space and light industrial land uses supported by evaluation of impacts to the environment, economy, infrastructure, and services. Although transit service is not currently available, development of the Project site as proposed would support the establishment of new bus routes to serve the local area. As documented throughout the Project’s EIR, the Project site is not environmentally sensitive or subject to severe natural hazards.
LU 3.1: Accommodate land use development in accordance with the patterns and 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) a. Accommodate communities that provide a balanced mix of land uses, including employment,	<u>Consistent.</u> The Project as proposed would not conflict with any concepts in Policy LU 3.1. The Project would accommodate land use development in general conformance to the patterns and distribution of use and density depicted on the General Plan Land



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

General Plan Policy	Project Consistency
<p>recreation, shopping, public facilities and housing.</p> <p>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.</p> <p>c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.</p> <p>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.</p> <p>e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.</p> <p>f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).</p> <p>g. Provide the opportunity to link communities through access to multi-modal transportation systems.</p>	<p>Use Maps and WCVAP Land Use Map. The Project site is currently located in the Community Development Foundation Component and proposes development with light industrial land uses on a formerly underutilized parcel of land. Although there are currently no existing bus routes that serve the roadways in close proximity to the proposed Project, the Project does not preclude the Riverside Transit Authority or Riverside County from adding nearby transit routes and stops in the future. Other concepts of Policy LU 3.1 are not applicable to the Project because they provide guidance to County staff and decision makers or are not relevant to the Project (which is not located in a new town or an urban core).</p>
<p>LU 3.2: Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)</p>	<p><u>Consistent.</u> While residential uses occur to the east and southeast of the Project site, the existing residential uses are located approximately 0.25-mile from the Project site. Thus, the Project would be buffered from existing residential uses by future developments that would occur in the future between the Project site and the existing residential uses.</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 application materials identify a variety of elements, including architecture and landscape architecture, that would ensure the site is developed with a special sense of place and quality of design. The Project also would be consistent with surrounding land uses located north and south of the project site, which include undeveloped lands, open space, business park, light industrial uses, and a landfill. Additionally, Project-related traffic would be directed along Rio del Sol and away from existing residential uses to the east and southeast. Thus, the Project would be consistent with Policy LU 3.3.</p>
<p>LU 3.4: Allow techniques, such as incentives or transfer of development credit programs or other</p>	<p><u>Not Applicable.</u> No development credit programs are associated</p>



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

General Plan Policy	Project Consistency
mechanisms, to achieve more efficient use of land. (AI 9, 30)	with the proposed Project.
<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. The Project would not conflict with Policy LU 3.5.</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. j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. 	<p><u>Consistent/Not Applicable.</u> The Project would not conflict with any of the concepts of Policy LU 4.1. The Project is required to comply with Riverside County’s zoning, building, and other pertinent codes and regulations. The Project’s conceptual landscape plan incorporates drought tolerant landscaping and adequate drought-conscious irrigation systems. The Project also would be subject to compliance with Title 24 Part 6 and/or Part 11, of the California Code of Regulations. The Project provides adequate space for pedestrian connectivity along the site’s frontages with Rio Del Sol Road and 30th Avenue. Vehicular access and parking meets County standards and driveway connections will be available from both Rio Del Sol Road and 30th Avenue. Through Project design features, by following County ordinances, and through required mitigation measures as described in the Project’s EIR, noise, odors, lighting, wildfire, and other impacts would not adversely affect surrounding properties.</p>

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

General Plan Policy	Project Consistency
<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 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,</p>	<p><u>Not Applicable.</u> Policy LU 4.2 provides direction to County staff and would apply to maintenance of on-site areas following buildout of the Project site as proposed.</p>



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

General Plan Policy	Project Consistency
and renovation of structures and sites.	
LU 4.3: Create programs to ensure historic preservation. (AI 1)	<u>Not Applicable.</u> Policy LU 4.3 provides direction to County staff and decision makers and is not applicable to the proposed Project. There are no significant historic resources located on the Project site.
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.	<u>Not Applicable.</u> Policy LU 4.4 provides direction to County staff and decision makers and is not applicable to the proposed Project. There are no significant historic or prehistoric resources located on the Project site.
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)	<u>Not Applicable.</u> As documented in EIR Subsection 4.5, <i>Cultural Resources</i> , there are no historic buildings on the Project site.
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.	<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 within a high-density residential project or near a transportation hub.
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)	<u>Consistent.</u> Potential impacts to public services and transportation systems are evaluated in EIR Subsections 4.16, <i>Public Services</i> , 4.18, <i>Transportation</i> , and 4.20, <i>Utilities and Service Systems</i> . As documented in these Subsections, adequate supporting infrastructure and public services exist or are planned in the area to serve the land uses proposed by the Project. The Project does not propose any residential uses, and therefore would not directly adversely affect recreation, libraries, or school services.
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)	<u>Not Applicable.</u> Policy LU 5.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. The Project's EIR Subsection 4.20, <i>Utilities and Service Systems</i> , documents capacities of service providers and shows that the Project would be adequately served by water, wastewater, and solid waste services.
LU 5.3: Review all projects for consistency with individual urban water management plans. (AI 3)	<u>Consistent.</u> The Project site is located within the service boundaries of the Coachella Valley Water District (CVWD) for



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	water and sewer service, and the CVWD 2020 Urban Water Management Plan (UWMP), dated June 2021, was used in the analysis in EIR Subsection 4.20, <i>Utilities and Service Systems</i> . As concluded in EIT Subsection 4.20, the Project would not conflict with the CVWD UWMP. Also refer to the Project’s Water Supply Assessment prepared by CVWD which is <i>Appendix O</i> of the Project’s EIR.
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)	<u>Consistent</u> . The Project would 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.
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) 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. 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. c. Promote in high-need locations, especially in conjunction with schools, parks, faith-based institutions, community centers and senior centers.	<u>Not Applicable</u> . Policy LU 6.1 provides direction to County staff and decision makers and is not applicable to the proposed Project. The potential provision of day care services at the site for employees during Project operation would be a decision made by the building tenant and not within the purview of the County at this stage of the Project’s proposed entitlement actions.
LU 6.2: Encourage cities to adopt day care facility policies that are consistent with Riverside County’s day care facility policies.	<u>Not Applicable</u> . Policy LU 6.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	<u>Consistent</u> . Although the Project involves an amendment to the General Plan, the range of land uses are consistent with the



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General Plan Policy	Project Consistency
	Community Development Foundation Component applied to the Project site by the General Plan Land Use Map.
<p>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.</p>	<p><u>Not Applicable</u>. Policy LU 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>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)</p>	<p><u>Consistent</u>. The Project site is in an undeveloped area with no unique features, but the proposed Project would not be incompatible with any of the existing or planned land uses surrounding the Project site.</p>
<p>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)</p>	<p><u>Consistent</u>. Approximately 83.0 acres of the Project site are proposed for development with a 1,238,992 s.f. warehouse building with 212 loading dock spaces and associated parking areas for passenger vehicles, vans, and truck trailers, as well as vehicle maintenance areas. Under existing conditions, lands surrounding the Project site consist of a mixture of open space/undeveloped lands, light industrial uses, and the SA Recycling Facility, with residential uses occurring approximately 0.25-mile east and southeast of the Project site. Lands immediately surrounding the Project site are designated by the Riverside County General Plan for a mixture of light industrial, medium density residential, high density residential, and tribal lands. The proposed Project would not be incompatible with any of the existing or planned land uses surrounding the Project site, as all Project-related truck traffic would be routed along Rio del Sol and away from the existing and planned residential uses. Furthermore, impacts associated with the Project's potential land use compatibility with surrounding uses have been evaluated throughout this EIR under the appropriate subject headings. As documented in the Project's EIR, the Project would not result in impacts from noise, noxious fumes, or glare (refer to EIR</p>



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	Subsections 4.1, 4.3, and 4.13). Traffic impacts have been mitigated to the maximum feasible extent, as discussed in EIR Subsection 4.18, <i>Transportation</i> .
LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3).	<u>Not Applicable</u> . There are no rural/equestrian oriented land uses adjacent to the Project site thus, Policy LU 7.5 is not applicable to the proposed Project.
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>Not Applicable</u> . There are no watercourses placed to the Project site thus, Policy LU 7.7 is not applicable to the proposed Project.
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.	<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 Project site and areas surrounding the Project site and surrounding areas are classified as having a “low” susceptibility to wildfire hazards. Thus, fuel modification zones are not required for the Project.
LU 7.9: Require buffers between urban uses and adjacent solid waste disposal facilities.	<u>Not Applicable</u> . There are no active solid waste disposal facilities butting the Project site. To the north of the Project site is an existing recycling facility, although the Project would not affect or be adversely affected by on-going operations at this facility.
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.	<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.
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)	<u>Consistent</u> . The Project accommodates Light Industrial (LI) land use that would maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity.

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

General Plan Policy	Project Consistency
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)	<u>Consistent</u> . The Project promotes stable employment and business uses that would contribute to a diversity of employment opportunities in Riverside County.
LU 8.3: Promote the development of focused employment centers rather than inefficient strip commercial development.	<u>Consistent</u> . The Project proposes development of a 1,238,992 s.f. commerce center warehouse building and would not comprise strip commercial development.
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> . Policy LU 8.8 provides direction to County staff and decision makers and is not applicable to the proposed Project. However, the Project would entail development of a 1,238,992 s.f. commerce center warehouse building with 212 loading dock spaces and associated parking areas for passenger vehicles and trucks. The proposed use would facilitate competitive advantage in the marketplace, and would provide an attractive and well-landscaped work environment. Additionally, and as discussed in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would be visually compatible with existing and planned developments in the surrounding area, and the proposed development would not conflict with the character of the surrounding area.
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

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General Plan Policy	Project Consistency
<p>LU 8.10: Locate job centers so they have convenient access to Riverside County’s multi-modal transportation facilities.</p>	<p>Project, which does not include any residential uses. <u>Consistent.</u> The Project site is located north of I-10 with proximate access to the I-10 on- and off-ramps at Rio Del Sol Road. Although there are currently no existing bus routes that serve the roadways in close proximity to the proposed Project, the Project does not preclude the Riverside Transit Authority or Riverside County from adding nearby transit routes and stops in the future.</p>
<p>LU 8.11: Encourage the involvement of business leaders in overall economic development strategies. (AI 17)</p>	<p><u>Not Applicable.</u> Policy LU 8.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>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.</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.15, <i>Population and Housing</i>, the Project proposes light industrial uses and would result in approximately 1,203 future employees. Riverside County currently suffers from a poor jobs-housing ratio, wherein there are not enough jobs within the County to prevent the need for County residents to travel outside the region for employment. Thus, by developing the Project site with employment-generating land uses, the Project would assist the County in improving its jobs-housing balance so that residents have expanded opportunities to live and work within the County.</p>
<p>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)</p>	<p><u>Consistent.</u> LU 9.1 is not applicable to the proposed Project as no portions of the Project site contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, or scenic/ recreational values.</p>
<p>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)</p>	<p><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 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>).</p>



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General Plan Policy	Project Consistency
<p>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)</p>	<p><u>Not Applicable.</u> The Project does not propose any residential uses, and would therefore have no direct demand for recreational resources.</p>
<p>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, blueline 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)</p>	<p><u>Not Applicable.</u> No clustering of development or density transfers are proposed as part of the Project. As demonstrated throughout the Project’s EIR, with mitigation the Project would not significantly impact natural resources, cultural resources, or biologically-sensitive resources. The portions of the Project site proposed for development as part of the Project are located within a 100-year floodplain, as are most of the areas surrounding the site. The Project Applicant would be required to complete a CLOMR/LOMR process with FEMA to remove the Project site from the mapped floodplain.</p>
<p>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)</p>	<p><u>Not Applicable.</u> Policy LU 9.5 provides direction to County staff and decision makers and is not applicable to the proposed Project. The Project does not entail any residential development.</p>
<p>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 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><u>Not Applicable.</u> The Project site is not classified by the State Geologist as an area that contains mineral deposits. According to mapping information available from the California Department of Conservation, the Project site is classified as MRZ-3, which indicates that the Project site occurs in an area of unknown mineral resources potential. Accordingly, the Project site does not contain any areas of known mineral resources.</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 Mining and Geology Board as being of regional or statewide significance. According to mapping information available from the California Department of Conservation, the Project site is classified as MRZ-3, which indicates that the Project site occurs in an area of unknown mineral resources potential. Accordingly, the Project site does not contain any areas of known mineral resources.</p>

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

General Plan Policy	Project Consistency
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)	<u>Consistent.</u> The Project Applicant would be required to contribute fees to the County’s Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF) programs, and also would be required to contribute a fair share cost towards improvements not identified for improvement as part of DIF or TUMF, which would provide funding for infrastructure and public facilities.
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)	<u>Not Applicable.</u> The proposed 1,238,992 s.f. warehouse building generally would be consistent with the General Plan land use designation of LI applied to the western +/- half of the Project site. Although the Project would require a GPA to change the land use designation on the eastern half of the property from MDR to LI, the proposed Project consists only of a single warehouse building, which does not comprise a “major development proposal” and no Specific Plan is proposed as part of the Project.
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)	<u>Consistent.</u> The Project would accommodate light industrial employment-generating land uses that would increase local employment levels and thereby minimize long-distance commuting.
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>Consistent.</u> A Project-specific Health Risk Assessment (HRA) was prepared for the Project (refer to <i>Technical Appendix B2</i> to the Project’s EIR), which is summarized in Subsection 4.3, <i>Air Quality</i> , of the Project’s EIR. As concluded therein, the Project would not subject nearby sensitive emission receptors to substantial pollutant concentrations.
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 County General Plan Circulation Element and City of Cathedral City’s Active Transportation Plan (ATP) do not identify any planned bicycle or trail facilities along or within the Project site. However, the intensity of employment-generating



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

General Plan Policy	Project Consistency
	land uses on site could be served in the future by new RTA bus routes, and the Project would incorporate sidewalks along the site’s frontages with Rio del Sol and 30 th Avenue.
<p>LU 11.5: Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.</p>	<p><u>Consistent</u>. As documented in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i>, the Project would reduce Greenhouse Gases to the maximum feasible extent through compliance with the provisions of the Riverside County Climate Action Plan (CAP) Update, as required by Mitigation Measures 4.8-1 and 4.8-2. As documented herein, the Project would not conflict with any of the policies prescribed by the General Plan Air Quality Element, and the analysis in EIR Subsection 4.8 demonstrates that the Project would not conflict with any of the CAP Update provisions.</p>
<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> <ul style="list-style-type: none"> a. Require that hillside development minimize alteration of the natural landforms and natural vegetation. b. Allow development clustering to retain slopes in natural open space whenever possible. c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures. d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive. 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. 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><u>Not Applicable</u>. The Project site and areas immediately surrounding the Project site do not contain steep slopes capable of producing landslide hazards that could affect future development on site, nor do the surrounding areas contain canyons or other significant elevation changes.</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 County General Plan Circulation Element and City of Cathedral City’s ATP do not identify any planned bicycle or trail facilities along or within the Project site. However, the intensity of employment-generating land uses on site could be</p>

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

General Plan Policy	Project Consistency
	served in the future by new RTA bus routes, and the Project would incorporate sidewalks along the site's frontages with Rio del Sol and 30 th Avenue.
LU 13.2: Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	<u>Consistent</u> . The proposed Project would have proximate access to the I-10 freeway, and would utilize existing County roadways to access I-10.
LU 13.3: Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.	<u>Not Applicable</u> . This policy provides guidance for the siting of transit stations, and is not applicable to the Project.
LU 13.4: Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)	<u>Consistent</u> . The County General Plan Circulation Element and City of Cathedral City's ATP do not identify any planned bicycle or trail facilities along or within the Project site. However, the intensity of employment-generating land uses on site could be served in the future by new RTA bus routes, and the Project would incorporate sidewalks along the site's frontages with Rio del Sol and 30 th Avenue. Both Rio del Sol and 30 th Avenue also would be designed to accommodate bicycles.
LU 13.5: Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.	<u>Not Applicable</u> . Policy LU 13.5 provides direction to County staff and decision makers and is not applicable to the proposed Project. The Project site is not located in an area where traffic-calming elements are warranted, as all Project-related truck traffic would utilize Rio del Sol to access the I-15 freeway.
LU 13.6: Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)	<u>Consistent</u> . The proposed Project, which would include frontage improvements to Rio del Sol and 30 th Avenue, would be served by adequate transportation facilities, with all Project-related truck traffic using Rio del Sol to access the I-15. The Project Applicant also would be required to implement improvements, pay fair-share fees, and/or pay DIF and TUMF fees in order to achieve the County's minimum LOS standards at all study area facilities within the jurisdiction of Riverside County.
LU 13.7: Review projects for consistency with Riverside County's Transportation Demand Ordinance. (AI 3)	<u>Consistent</u> . In conformance with the County's Transportation Demand Ordinance (Riverside County Ordinance No. 726), a Traffic Impact Analysis was prepared for the Project and is included as EIR <i>Technical Appendix M2</i> . Additionally, and in



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

General Plan Policy	Project Consistency
	conformance with Ordinance No. 726, Mitigation Measure MM 4.18-3 has been imposed on the Project requiring a commute trip reduction program, which would serve to reduce the amount of Vehicle Miles Travelled (VMT) associated with the Project.
LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)	<u>Consistent</u> . As documented in EIR Subsection 4.1, <i>Aesthetics</i> , under existing conditions the Project site does not contribute to any prominent scenic vistas visible to the public, as the site is largely disturbed and consists of heavily disturbed unvegetated soils with occasional patches of ruderal vegetation. As such, the Project would not result in impacts to scenic vistas or visual features, in conformance with this policy.
LU 14.2: Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)	<u>Not Applicable</u> . There are no officially-designated scenic highway corridors within the Project's viewshed.
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)	<u>Consistent</u> . The Project site is located approximately 0.8 mile north of I-10, a County-eligible scenic highway. Due to intervening development and landscaping, the proposed Project would not be prominently visible from nearby segments of I-10. The Project would result in the conversion of the property from an undeveloped parcel of land to a developed property containing a 1,238,992 s.f. commerce center warehouse building and associated parking areas. As part of the Project, the site would be fully landscaped, including along the site's frontage with Rio Del Sol Road and 30 th Ave where street trees, shrubs, and groundcover are proposed, so that the Project would be visually compatible with the existing surrounding development.
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 based on local surrounding development, topography, and other conditions. (AI 3)	<u>Consistent</u> . At its closest, the Project is 0.8 mile from I-10. Thus, the Project 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> . Although the Project would include the installation of IID power poles and overhead power lines, the proposed route for the power poles are designed to occur in existing developed areas and away from I-10, a County-eligible scenic highway. Thus, the

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

General Plan Policy	Project Consistency
	proposed overhead power lines would not be prominently visible from I-10.
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> . I-10 is 0.8 mile from 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 Project site is located approximately 0.8 mile north of I-10. As part of its review of future implementing building permits, Riverside County would review 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> . The only solid walls proposed as part of the Project are 12-foot-tall concrete screen walls, which would extend along the southern edge of the southern truck court, and along the northern and eastern sides of the northern truck court. The proposed walls would obstruct views of the truck docking areas, but would not affect any views of any off-site visual resources.
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> . The Project site is not located within two miles of a public airport or within an airport land use plan, and there are no components of the proposed Project that would affect airport operations.
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.
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> . The Project site is not located within two miles of a public airport or within an airport land use plan, and there are no components of the proposed Project that would affect airport operations.
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.	<u>Not Applicable</u> . Policy LU 15.5 provides direction to County staff and decision makers and is not applicable to the proposed Project, which is not located within two miles of a public airport or within an airport land use plan.



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

General Plan Policy	Project Consistency
<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> <p>a. There is a question as to the purpose, intent or interpretation of an ALUCP; or</p> <p>b. Assistance is needed in airport land use matters.</p>	<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, which is not located within two miles of a public airport or within an airport land use plan.</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, which is not located within two miles of a public airport or within an airport land use plan.</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 nearest airport is the Palm Springs International Airport (PSIA), which is located approximately 5.2 miles west of the Project site</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.</p>
<p>LU 16.1 – LU 16.3: Wind Energy Resources.</p>	<p><u>Not Applicable.</u> Policies LU 16.1 through LU 16.3 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 Climate Action Plan (CAP), the Project Applicant would be required to show that 20% of the building’s energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offsets are demonstrated by the Project Applicant to be infeasible. This is discussed in EIR Subsections 4.6, <i>Energy</i>, and 4.8, <i>Greenhouse Gas Emissions</i>.</p>
<p>LU 17.2: Permit and encourage, in an environmentally and fiscally responsible 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.</p>	<p><u>Not Applicable.</u> Policy LU 17.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>LU 18.1: Ensure compliance with Riverside County’s water-efficient landscape policies. Ensure</p>	<p><u>Consistent.</u> The Project’s Plot Plan application materials include</p>



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

General Plan Policy	Project Consistency
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.	a landscape plan, which has been reviewed by Riverside County and determined to be consistent with Riverside County Ordinance No. 859, the County of Riverside Guide to California Friendly Landscaping, and Riverside County’s California Friendly Plant List.
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 Conceptual Landscape Plan is shown on EIR Figure 3-16, which incorporates minimal areas of turf and incorporates water-efficient and drought-tolerant plant species.
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’s conceptual landscape plan, which is included as part of the Project’s Plot Plan application materials, requires the use subsurface or low-volume irrigation for irregularly shaped areas or areas less than 8 feet in width.
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 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.	<u>Not Applicable.</u> The Project is located within the service area of the Western Coachella Valley Water District (WCVWD), which does not provide recycled water services in the Project area. Remaining portions of this policy provide direction to County staff and decision makers and are not applicable to the proposed Project.
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	<u>Not Applicable.</u> Policy LU 18.6 provides direction to County staff and decision makers and is not applicable to the proposed



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

General Plan Policy	Project Consistency
<p>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>	Project.
<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, and is not located within a Rural Village Overlay Study Area. As documented in EIR Subsection 4.4, <i>Biological Resources</i>, the Project would not conflict with any provisions of the CVMSCHP (with the implementation of mitigation measures).</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 – LU 22.8: Rural Community.</p>	<p><u>Not Applicable.</u> Policies LU 22.1 through LU 22.8 relate to designation of rural community lands, and are not applicable to the proposed Project.</p>
<p>LU 23.1: An amendment to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component may be treated 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>	<p><u>Not Applicable.</u> This policy applies only to properties designated under the Open Space Foundation Component, while the Project site is within the Community Development Foundation Component.</p>
<p>LU 23.2: Require that structures be designed to maintain the environmental character in which they are located. (AI 3)</p>	<p><u>Not Applicable.</u> This policy applies only to properties designated under the Open Space Foundation Component, while the Project site is within the Community Development Foundation Component.</p>
<p>LU 24.1: Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water.</p>	<p><u>Not Applicable.</u> Policy LU 24.1 provides direction to County</p>



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

General Plan Policy	Project Consistency
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)	staff and decision makers and is not applicable to the proposed Project.
LU 25.1 – LU 25.4: Open Space – Recreation.	<u>Not Applicable.</u> Policies LU 25.1 through LU 25.4 relate to lands designated for Open Space – Recreation, and are not applicable to the proposed Project.
LU 26.1 – LU 26.6: Open Space – Rural.	<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.
LU 27.1 – LU 27.5: Open Space – Mineral Resources.	<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.
LU 28.1 – LU 28.12: Residential.	<u>Not Applicable.</u> Policies LU 28.1 through LU 28.12 relate to residential Area Plan land use designations. Although the eastern +/- half of the Project site currently are designated by the General Plan for MDR uses, the Project Applicant proposes a GPA to change the land use designation for the eastern +/- half of the Project site to accommodate the Project’s proposed LI land use. As the Project would not include any residential uses, these policies are not applicable to the proposed Project.
LU 29.1 – LU 29.10: Commercial.	<u>Not Applicable.</u> Policies LU 29.1 through LU 29.10 apply to land designated for commercial development and are not applicable to the proposed Project.
LU 30.1: Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)	<u>Consistent.</u> With approval of the Project’s GPA the entire Project site would be designated for LI land uses to accommodate development of the Project’s proposed 1,238,992 s.f. warehouse building. The Project would represent a continuation of the existing development pattern in the local area which includes a mixture of recycling and business park land uses along the eastern side of Rio del Sol.
LU 30.2: Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)	<u>Consistent.</u> Roadways planned as part of the Project have been designed to convey Project-related truck traffic directly to and



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

General Plan Policy	Project Consistency
	from I-10, and truck traffic would not traverse existing residential communities.
LU 30.3: Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)	<u>Not Applicable</u> . Policy LU 30.3 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project’s EIR demonstrates that the Project would not result in any significant impacts to sensitive uses.
LU 30.4: Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.	<u>Consistent</u> . The Project entails the development of light industrial land uses within approximately 0.8 mile from the nearest on and off ramps at I-10.
LU 30.5: Allow for the inclusion of day care centers, public meeting rooms, and other community-oriented facilities in industrial districts.	<u>Consistent</u> . Policy LU 30.5 provides direction to County staff and decision makers and is not applicable to the proposed Project. No day care uses are proposed as part of the Project.
LU 30.6: Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)	<u>Consistent</u> . As indicated in EIR Subsections 4.3, <i>Air Quality</i> , 4.9, <i>Hazards and Hazardous Materials</i> , and 4.13, <i>Noise</i> , with mitigation the Project would result in less-than-significant impacts due to toxic substances, noise, and localized air pollution with the implementation of mitigation measures.
LU 30.7: Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	<u>Consistent</u> . As indicated 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 Project.
LU 30.8: Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)	<u>Consistent</u> . Refer to EIR Subsection 4.1, <i>Aesthetics</i> . As noted therein, the Project would result in the conversion of the property from a disturbed and undeveloped parcels of land to a developed property containing a 1,238,992 s.f. warehouse building and associated parking areas. The Project site appears as a disturbed and largely unvegetated parcel of land under existing conditions. As part of the Project, the site would be fully landscaped, including along the site’s frontage of Rio Del Sol and 30 th Ave where street trees, shrubs, and groundcover are proposed. As such, the Project has been designed to visually enhance, not degrade, the character of the surrounding area.



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

General Plan Policy	Project Consistency
LU 30.9: Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.	<u>Not Applicable</u> . Policy LU 30.9 provides direction to County staff and decision makers and is 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.
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 and does not entail Mixed Use Area development. As such, these policies do not 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 and 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, as the Project site occurs within the Western Coachella Valley Area Plan (WCVAP) portion of the Riverside County General Plan.
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	<u>Not Applicable</u> . Policy C 1.1 provides direction to County staff and decision makers and is not applicable to the proposed

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

General Plan Policy	Project Consistency
Circulation Plan, Figure C-1. (AI 49)	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.
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.
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 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>Not Applicable</u> . Policy C 1.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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 for compliance with the California Complete Streets Act.
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: 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.	<u>Consistent</u> . The Project would be conditioned for the implementation of improvements, payment of fair-share fees, and/or payment of DIF and TUMF fees in order to achieve the County’s minimum LOS standards at all study area facilities within the jurisdiction of Riverside County.



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

General Plan Policy	Project Consistency
<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/Meniffee 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 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)</p>	
<p>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)</p>	<p><u>Consistent.</u> A traffic impact analysis has been prepared for the proposed Project, is included as EIR <i>Technical Appendix M2</i>. The analysis complies with Riverside County Traffic Impact Analysis Preparation Guidelines. Appropriate conditions of approval have been identified to ensure acceptable LOS is achieved at study areas facilities within the jurisdiction of the County.</p>
<p>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)</p>	<p><u>Consistent.</u> A Project-specific traffic analysis was prepared and is included as EIR <i>Technical Appendix M2</i>. Appropriate conditions of approval have been identified to ensure acceptable LOS is achieved at study areas facilities within the jurisdiction of the County.</p>
<p>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.</p>	<p><u>Consistent.</u> A Project-specific traffic analysis was prepared and is included as EIR <i>Technical Appendix M2</i>. Appropriate conditions of approval have been identified to ensure acceptable LOS is achieved at study areas facilities within the jurisdiction of the County.</p>
<p>C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the</p>	<p><u>Consistent.</u> The Project would be conditioned to require</p>



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

General Plan Policy	Project Consistency
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.	construction of improvements, payment of DIF and TUMF fees, and payment of fair-share contributions towards improvements not included in any existing fee programs. The Project site is not located within an area subject to Road and Bridge Benefit District (RBBD) fees.
C 2.6: Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto, and Banning. The County of 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.	<u>Not Applicable.</u> The Project site is not located within the Highway 79 corridor; thus, Policy C 2.6 is not applicable to the proposed Project.
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 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.
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 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	<u>Consistent.</u> The Project implements the requirements specified in Circulation Element Table C-2.



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

General Plan Policy	Project Consistency
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 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 does not entail any subdivision of land.
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 is primarily responsible for the improvement of roadways within and abutting the Project site, in addition to any off-site improvements warranted as part of the Project’s traffic analysis.
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 does not entail any subdivision of land. Existing and planned roadways in the local area have been designed to accommodate the movement of heavy trucks.
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 has been designed to convey traffic towards I-10 via Rio del Sol, and there are no existing or planned residential uses between the Project site and the I-10 on and off ramps along Rio del Sol.
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>Consistent.</u> Off-street loading areas (i.e., the proposed 212 loading dock spaces) are designed to face north and south and away from Rio del Sol and residential uses to the east and southeast of the Project site.
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 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.	<u>Consistent.</u> A Project-specific traffic analysis was prepared for the Project, and is included in EIR <i>Technical Appendix M2</i> . 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.
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	<u>Consistent.</u> Project traffic would be conveyed to driveways along Rio Del Sol Road and 30th Avenue, which are classified by the



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

General Plan Policy	Project Consistency
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.	Circulation Element as Secondary Highways (100-foot ROW).
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 does not occur in mountainous or rural areas.
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.
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 proposed curves and grades have been designed to applicable County standards.
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 adequate for safe vehicular movement.
C 3.16: Dedicate necessary rights-of-way as part of the land division and land use review processes.	<u>Consistent.</u> In conformance with this policy, the Project Applicant would dedicate 50 feet of Right of Way (ROW) for Rio del Sol and 50 feet of ROW for 30 th Avenue. No other roadway dedications are required of the Project.
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> In conformance with this policy, the Project Applicant would dedicate 50 feet of Right of Way (ROW) for Rio del Sol and 50 feet of ROW for 30 th Avenue. No other roadway dedications are required of the Project.
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.
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	<u>Not Applicable.</u> Policy C 3.19 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
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)	
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 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 as agriculture 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 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 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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>Not Applicable.</u> Policy C 3.24 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.
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 impacts would be less than significant.

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

General Plan Policy	Project Consistency
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 impacts would be less than significant.
C 3.30: Design roadways to accommodate wildlife crossings whenever feasible and necessary.	<u>Not Applicable.</u> Policy C 3.30 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.
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. No dirt roadways are proposed as part of the 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.
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> Concrete walkways are provided on the Project site, to provide pedestrians access between the parking areas and the proposed warehouse building.
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.
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> Although the Project area isn't currently served by transit routes, the Project would include sidewalks along the site's frontages with Rio del Sol and 30 th Avenue, both of which also would accommodate bicycles.
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 and is not applicable to the proposed Project.
C 4.6: Consult Riverside County Transportation Department as part of the development review	<u>Consistent.</u> The Riverside County Transportation Department



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

General Plan Policy	Project Consistency
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)	reviewed the Project and determined that no pedestrian facilities are required for the Project beyond the provision of sidewalks along the site’s frontages with Rio del Sol and 30 th Avenue.
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> . The Project has been designed to comply with 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.
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> . Proposed improvements to Rio del Sol and 30 th Avenue would include sidewalks along the site’s frontages with these roadways.
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 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> . EIR Figure 3-16, <i>Conceptual Landscape Plan</i> , depicts the Project’s conceptual landscape plan, which incorporates drought tolerant landscaping and adequate drought-conscious irrigation systems. Recycled water is not available in the Project area.
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> . No residential areas abut the Project site. Notwithstanding, landscaping is planned at the border of the Project site to visually screen the proposed development from nearby residential areas located 0.25 mile to the east and southeast.
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> . The Project site is and would continue to be served by recorded public access.
C 6.2: Require all-weather access to all new development.	<u>Consistent</u> . All proposed roadways would afford all-weather access.
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	<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.



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

General Plan Policy	Project Consistency
Transportation Department may consider exceptions to this requirement. (AI 3)	
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>Consistent.</u> Project-related traffic would access the site via driveways along Rio Del Sol and 30 th Avenue, which are classified as a “Secondary Highway (100-foot ROW).” However, the Project’s proposed access was reviewed by the Transportation Department, which determined that there are no local streets available to accommodate Project traffic aside from Rio del Sol and 30 th Avenue. Furthermore, there is limited development along Rio del Sol, and the development that does exist consists of a recycling facility and business park uses; thus, the Project’s proposed truck traffic along Rio del Sol would not conflict with traffic from any of the existing land uses.
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 directly opposite each other, whenever possible, to allow for future street intersections and increased safety.	<u>Not Applicable.</u> The Project’s proposed driveways would occur adjacent to undeveloped lands, and Riverside County would review future development proposals for lands abutting the Project site for conformance with this policy.
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 and is not applicable to the proposed Project.
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> No residential parcels abut the Project site.
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 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>Consistent.</u> The Project includes improvements to Rio Del Sol Road and 30 th Avenue in a manner consistent with the General Plan Circulation Plan.
C 8.2: Distribute the costs of transportation system improvements equitably among those who will benefit.	<u>Consistent.</u> The Project Applicant would be required to contribute fair share fees as well as pay fees pursuant to the County’s DIF and TUMF programs, in addition to construction of improvements to study area facilities.
C 8.3: Use annexations, development agreements, revenue-sharing agreements, tax allocation	<u>Consistent.</u> The Project Applicant would be required to construct



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

General Plan Policy	Project Consistency
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.	transportation improvements, contribute fair share fees, as well as pay fees pursuant to the County’s DIF and TUMF fee programs.
C 8.4: Prepare a multi-year Transportation Improvement Program (TIP) that establishes improvement priorities and scheduling for transportation project construction over a period consistent with state and federal requirements.	<u>Not Applicable</u> . Policy C 8.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Consistent</u> . The Project Applicant would be required to construct transportation improvements, contribute fair share fees, as well as pay fees pursuant to the County’s DIF and TUMF programs. The Project site is not located in an area subject to road and bridge benefits districts fees.
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.	<u>Not Applicable</u> . Policy C 8.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable</u> . Policy C 8.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	<u>Not Applicable</u> . Policy C 8.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 9.1 – C 9.5: Common Carriers.	<u>Not Applicable</u> . Policies C 9.1 through C 9.5 provide direction to County staff and decision makers and are not applicable to the proposed Project.
C 10.1: Support programs developed by transit agencies/operators to provide paratransit service. (AI 50)	<u>Not Applicable</u> . Policy C 10.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 11.1: Where appropriate, reserve right-of-way to accommodate designated transit service. (AI 3, 52)	<u>Not Applicable</u> . Transit service currently is not available at the Project site.
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.	<u>Consistent</u> . Transit service currently is not available in the Project area. The proposed Project does not include any community center or tourist-oriented uses, and the proposed warehouse use would not be a major trip attractor. Additionally, there are no bus routes in the local area and none are currently



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

General Plan Policy	Project Consistency
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.	planned by the Sunline Transit Agency (STA). <u>Consistent.</u> The Project would involve improvements to Rio Del Sol Rd and 30 th Avenue; however, there are no bus stops existing or planned along the portions of these roadways that abut the Project site.
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 and is not applicable to the proposed Project.
C 11.5: Accommodate transit through higher densities, innovative design, and right-of-way dedication.	<u>Consistent.</u> The Project would develop the Project site to include employment-generating uses, which would help support the future expansion of transit in the local area.
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 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 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 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 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 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	<u>Not Applicable.</u> Policy C 15.3 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
variety of trail loops of varying classifications and degrees of difficulty and length.	
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 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> The Project complies 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 and is not applicable to the proposed Project. No overpasses or undercrossings are proposed or required as part of the 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 County General Plan Circulation Element and City of Cathedral City’s ATP do not identify any planned bicycle or trail facilities along or within the Project site.
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 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 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)	<u>Not Applicable.</u> Policy C 16.4 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
<p>a. Require that all specific plans and other large-scale development proposals include 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> Policy C 16.5 provides direction to County staff and decision makers and 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 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 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</p>	<p><u>Not Applicable.</u> Policy C 16.7 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
<p>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 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>	



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

General Plan Policy	Project Consistency
<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 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>Not Applicable</u>. Policy C 16.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.</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</p>	<p><u>Not Applicable</u>. Policy C 16.9 provides direction to County staff and decision makers and is not applicable to the proposed</p>



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

General Plan Policy	Project Consistency
that adequate consideration is given to how the trail is addressed once it leaves the jurisdiction of Riverside County.	Project.
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)	<u>Not Applicable</u> . Policy C 17.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable</u> . Policy C 17.2 provides direction to County staff and decision makers and is not applicable to the proposed Project..
C 17.3 Ensure that the bikeway system incorporates the following: 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. e. Bikeways connecting to all urban transit centers and systems (bus stops and Metrolink stations) in the vicinity. f. Bicycle parking at transit stops and park-and-ride lots.	<u>Not Applicable</u> . Policy C 17.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable</u> . Policy C 17.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 18.1 – C 18.3: Acquisition, Maintenance, and Funding of Multipurpose Trails and Bikeways	<u>Not Applicable</u> . Policy C 18.1-18.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 19.1: Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans’ Scenic Highways Plan. (AI 79)	<u>Consistent</u> . As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would have less-than-significant impacts on scenic routes and corridors.
C 20.1: Ensure preservation of trees identified as superior examples of native vegetation within	<u>Not Applicable</u> . There are no trees or vegetation communities



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

General Plan Policy	Project Consistency
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.	identified as “superior examples” of native vegetation within the Project site.
C 20.2: Provide all roadways located within identified flood areas with adequate flood control measures.	<u>Consistent</u> . Improvements to Rio Del Sol Road and 30 th Avenue have been designed to provide adequate flood control measures to the extent feasible.
C 20.3: Locate roadways outside identified flood plains whenever possible. (AI 60)	<u>Consistent</u> . The Project only would include frontage improvements to Rio del Sol and 30 th Avenue, while Robert Road would be improved for emergency access purposes only. The Project would not affect the planned alignment of any roadways. Although the roadways to be improved as part of the Project do occur within mapped floodplains, the entire Project vicinity is mapped within a FEMA floodplain (Zone AO), with a maximum depth of one feet. Thus, it would not be possible to locate roadways outside of identified flood plains while still providing vehicular access to the Project site.
C 20.4: New crossings of watercourses by local roads shall occur at the minimum 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)	<u>Consistent</u> . Roadway improvements proposed as part of the Project would not entail any new crossings of watercourses.
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 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.
C 20.7: Protect all streets and highways located within identified blow sand areas from blow sand	<u>Not Applicable</u> . Policy C 20.7 provides direction to County staff



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

General Plan Policy	Project Consistency
hazards to the extent practicable.	and decision makers and is not applicable to the proposed Project.
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 would not exceed the noise level increase thresholds of significance along any study area roadway segment and thus would not expose sensitive uses (e.g., residential uses) to excessive transportation-related noise.
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>Consistent</u> . As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , the Project and associated roadway improvements would be fully consistent with the Coachella Valley MSHCP following the implementation of mitigation measures.
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>Consistent</u> . As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , with mitigation Project-related roadway improvements would result in less-than-significant impacts to biotic resources with implementation of mitigation measures to address impacts to the burrowing owl, nesting birds, and jurisdictional waters and resources.
C 20.11: Implement the Circulation Plan in a manner consistent with federal, state, and local environmental quality standards and regulations.	<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>Not Applicable</u> . Policy C 20.14 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 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 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 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.
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 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 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 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 and is not applicable to the proposed



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

General Plan Policy	Project Consistency
OS 3.3: Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers (AI 3)	Project. <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> With implementation of the Project’s proposed drainage plan, runoff generated within the Project site would be routed towards a series of catch basins and conveyed to a series of retention basins proposed throughout the Project site.
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 would implement its proposed drainage plan so that runoff that is tributary to the Project site would be captured by proposed retention basins proposed throughout the Project site. Runoff generated within the Project site would be fully detained on site and allowed to infiltrate into the groundwater table. Thus, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impeded sustainable groundwater management of the basin.
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)	<u>Consistent.</u> The Project would implement BMPs to address water quality within runoff leaving the Project site. The Project would not result in an increase in runoff from the Project site, the Project would not contribute runoff water that could exceed the capacity of existing or planned stormwater drainage systems, and cumulatively-considerable impacts would not occur.
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)	<u>Not Applicable.</u> Policy OS 4.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 4.2: Participate in the development, implementation, and maintenance of a program to recharge	<u>Not Applicable.</u> Policy OS 4.2 provides direction to County staff



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

General Plan Policy	Project Consistency
<p>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>and decision makers 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>Consistent</u>. As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>, the Project would result in less-than-significant impacts to aquifer recharge areas.</p>
<p>OS 4.4: Incorporate natural drainage systems into developments where appropriate and feasible. (AI 3)</p>	<p><u>Not Applicable</u>. Policy OS 4.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.</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>. Project-related improvements to roadways abutting the Project site have been designed to include landscaping strips that would allow for infiltration of runoff into the soil.</p>
<p>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)</p>	<p><u>Consistent</u>. As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i>, runoff generated on site would be appropriately treated by the Project’s BMPs.</p>
<p>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)</p>	<p><u>Not Applicable</u>. Policy OS 4.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>OS 4.8: Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)</p>	<p><u>Not Applicable</u>. Policy OS 4.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>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.</p>	<p><u>Consistent</u>. There are no watercourses and no riparian habitat within areas proposed for improvement as part of the Project. The Project would be subject to FEMA’s CLOMR and LOMR processes, which would ensure that the proposed development is removed from the mapped floodplain.</p>
<p>OS 5.1: Substantially alter floodways or implement other channelization only as a “last resort,” and limit the alteration to:</p> <ul style="list-style-type: none"> a. that necessary for the protection of public health and safety only after all other options are exhausted; 	<p><u>Consistent</u>. No floodway improvements or channelization are proposed as part of the Project. Although the Project would be subject to FEMA’s CLOMR and LOMR processes, the CLOMR and LOMR would simply remove the development from the</p>



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

General Plan Policy	Project Consistency
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)	mapped floodplain, and would not affect any major floodways or other channelizations.
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; 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)	<u>Consistent.</u> No floodway improvements are proposed as part of the Project. Although the Project would be subject to FEMA’s CLOMR and LOMR processes, the CLOMR and LOMR would simply remove the development from the mapped floodplain, and would not affect any major floodways.
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.	<u>Consistent.</u> The Project would be subject to FEMA’s CLOMR and LOMR processes, which would ensure that the proposed development is removed from the mapped floodplain.
OS 5.4: Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis. (AI 25, 59, 60)	<u>Not Applicable.</u> Policy OS 5.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	<u>Not Applicable.</u> No riparian habitat or watercourses occur in areas that would be impacted by Project development.
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)	<u>Consistent.</u> Improvements planned as part of the Project would not affect any upland habitat areas that are adjacent to wetland or riparian areas.



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

General Plan Policy	Project Consistency
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)	<u>Not Applicable.</u> Policy OS 5.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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 would not result in any impacts to waters or areas considered jurisdictional pursuant to Section 404 of the Clean Water Act.
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 would not impact any areas that contain of wetlands.
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. Additionally, the Project would not result in any impacts to wetlands.
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 and is not applicable to the proposed Project.
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)	<u>Not Applicable.</u> Policy OS 7.2 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
<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 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>Consistent.</u> As discussed in EIR Subsection 4.2, <i>Agriculture and Forest Resources</i>, the entire Project site is classified by the California Department of Conservation (CDC) Farmland Mapping & Monitoring Program (FMMP) as "Other Land." Based on the FMMP, "Other Land" is not considered to comprise "Farmland," and no agricultural uses have ever occurred on the</p>



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

General Plan Policy	Project Consistency
	Project site. As such, the Project would not convert FMMP-designated Farmland to a non-agricultural use, and the Project would not conflict with Policy OS 7.5.
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.	<u>Not Applicable</u> . Policy OS 7.4 relates to agricultural activities, which would be precluded on the Project site with implementation of the Project.
OS 7.5: Encourage the combination of agriculture with other compatible open space 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)	<u>Not Applicable</u> . Policy OS 7.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 8.1 and OS 8.2: Forest Resources.	<u>Not Applicable</u> . Policies OS 8.1 and OS 8.2 provide direction to County staff and decision makers, and are not applicable to the proposed Project.
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 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 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>Not Applicable</u> . As discussed in EIR Subsection 4.4, <i>Biological Resources</i> , the Project site does not contain superior examples of native trees, natural vegetation, stands of established trees, or other features related to ecosystem, aesthetics, or water conservation functions.
OS 9.4: Conserve the oak tree resources in the county. (AI 3, 77, 78)	<u>Not Applicable</u> . No oak trees occur on site under existing conditions.
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 and is not applicable to the proposed Project.
OS 9.6: Conserve important traditional Native American plant gathering resource areas.	<u>Not Applicable</u> . The Project would not impact any important traditional Native American plant gathering resources areas.

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

General Plan Policy	Project Consistency
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.
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 and is not applicable to the proposed Project.
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 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> . Pursuant to EIR Mitigation Measure MM 4.8-2 and as required by the County’s CAP Update, the Project would be conditioned to require on-site generation of at least 20% of the Project’s energy demand, which primarily would be met through solar panels. The proposed building has been designed to accommodate solar panels.
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 provides direction to County staff and decision makers and is not applicable to the proposed 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. As documented in EIR Subsection 4.12, <i>Mineral Resources</i> , the Project site is located in Mineral Resources Zone 3 (MRZ 3), indicating that the Project site occurs in an Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. 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	<u>Consistent</u> . As documented in EIR Subsection 4.6, <i>Energy</i> , the

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

General Plan Policy	Project Consistency
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)	Project is subject to compliance with Title 24 of the California Code of Regulations, as amended and adopted pursuant to County ordinance. The Project would not conflict with Policy OS 16.1.
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>Consistent</u> . The intensity of land uses proposed as part of the Project would support future alternative transportation in the area.
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 provides direction to County staff and decision makers 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 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>Consistent</u> . Pursuant to EIR Mitigation Measure MM 4.8-2 and as required by the County’s CAP Update, the Project would be conditioned to require on-site generation of at least 20% of the Project’s energy demand, which primarily would be met through solar panels. The proposed building has been designed to accommodate solar panels.
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 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 16.11: 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 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 and is not applicable to the proposed Project.
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 and is not applicable to the proposed Project.
OS 16.14: Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.	<u>Consistent.</u> As indicated in EIR Subsection 4.8, <i>Greenhouse Gas Emissions</i> , the Project would be required to comply with the County’s CAP pursuant to Mitigation Measures MM 4.8-1 and MM 4.8-2.
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 the provisions of the CVMSHCP.
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 the provisions of the CVMSHCP.
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>Consistent.</u> As demonstrated in EIR Subsection 4.4, <i>Biological Resources</i> , with implementation of mitigation measures, the Project, including Project-related roadway improvements, would be fully consistent with the provisions of the CVMSHCP.
OS 18.1: Preserve multi-species habitat resources in the County of Riverside through the	<u>Consistent.</u> As demonstrated in EIR Subsection 4.4, <i>Biological</i>

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

General Plan Policy	Project Consistency
enforcement of the provisions of applicable MSHCPs and through implementing related Riverside County policies.	<i>Resources</i> , with implementation of mitigation measures the Project would be fully consistent with the provisions of the CVMSHCP.
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 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.
<p>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 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</p>	<u>Not Applicable</u> . Policy OS 18.4 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
perpetuity.	
OS 19.1: Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.	<u>Not Applicable</u> . Policy OS 19.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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 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)	<u>Not Applicable</u> . Policy OS 19.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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> , the Project site is mapped as having a Low Potential (L) for containing paleontological resource. Mitigation measures are identified in EIR Subsection 4.14 requiring the implementation of a Paleontological Resource Impact Mitigation Program (PRIMP). With implementation of the required mitigation, Project impacts to paleontological resources would be reduced to less-than-significant levels.



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

General Plan Policy	Project Consistency
<p>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.</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.14, <i>Paleontological Resources</i>, the Project site is mapped as having a Low Potential (L) for containing paleontological resource. Mitigation measures are identified in EIR Subsection 4.14 requiring the implementation of a Paleontological Resource Impact Mitigation Program (PRIMP). With implementation of the required mitigation, Project impacts to paleontological resources would be reduced to less-than-significant levels.</p>
<p>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 measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.</p>	<p><u>Consistent.</u> As discussed in EIR Subsection 4.14, <i>Paleontological Resources</i>, the Project site is mapped as having a Low Potential (L) for containing paleontological resource. Mitigation measures are identified in EIR Subsection 4.14 requiring the implementation of a Paleontological Resource Impact Mitigation Program (PRIMP). With implementation of the required mitigation, Project impacts to paleontological resources would be reduced to less-than-significant levels.</p>
<p>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.</p>	<p><u>Consistent.</u> If any paleontological resources are uncovered, any such resources would be treated in a manner directed by the County Geologist.</p>
<p>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.</p>	<p><u>Not Applicable.</u> There are no areas of the Project site where significant environmental hazards and resources exist.</p>
<p>OS 20.2: Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)</p>	<p><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).</p>
<p>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)</p>	<p><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.</p>
<p>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.</p>	<p><u>Not Applicable.</u> No parks are proposed as part of the Project.</p>
<p>OS 20.5: Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)</p>	<p><u>Not Applicable.</u> No parks are proposed as part of the Project.</p>

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

General Plan Policy	Project Consistency
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> No parks are proposed as part of the 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>Consistent.</u> As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would have less-than-significant impacts to scenic highway corridors.
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 and is not applicable to the proposed Project.
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 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>Consistent.</u> As documented in EIR Subsection 4.1, <i>Aesthetics</i> , the Project would have less-than-significant impacts to scenic highway corridors.
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>Consistent.</u> The Project's grading plan shows that the site and site-adjacent roadway improvements would be graded in a manner that largely approximates the site's existing topographic conditions. Areas of slopes would be minimized as part of the Project.
GENERAL PLAN SAFETY ELEMENT	
S 1.1 – S 1.5: Code Conformance and Development Regulations.	<u>Not Applicable.</u> Policies S 1.1 through S 1.5 provide direction to County staff and decision makers and are not applicable to the proposed Project.
S 2.1: Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91) 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	<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> . No faults occur on site or in the immediate vicinity of the Project site. Remaining components of this policy provide direction to County staff and



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

General Plan Policy	Project Consistency
<p>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.</p> <p>c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.</p> <p>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.</p> <p>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, private organizations, utility agencies or companies, and local universities.</p>	<p>decision makers and are not applicable to the proposed Project.</p>
<p>S 2.2: Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County officials. Any studies or surveys should be prepared/completed by a state-licensed professional. (AI 81)</p>	<p><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 negligible. There is little topographic variation in the Project vicinity and the Project site is not subject to landslide-related hazards. The analysis in Subsection 4.7 of the Project’s EIR demonstrates that with mitigation requiring compliance with the site-specific geotechnical investigation, impacts due to geologic conditions would be less than significant.</p>
<p>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).</p>	<p><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 negligible. No areas of the Project site are underlain by Susceptible Sediments or Shallow Ground Water.</p>
<p>S 2.4: Request that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on</p>	<p><u>Consistent.</u> In conformance with this policy, and as documented in EIR Subsection 4.7, <i>Geology and Soils</i>, a site-specific</p>



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

General Plan Policy	Project Consistency
<p>pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking, using a Newmark-type deformation analysis or other analyses as appropriate.</p>	<p>geotechnical evaluation was conducted for the site and is included as EIR <i>Technical Appendix F</i>. The analysis in Subsection 4.7 demonstrates that with mitigation requiring compliance with the geotechnical investigation, impacts due to seismically-induced failure would be reduced to less-than-significant levels.</p>
<p>S 2.5: Request that cut-and-fill transition lots appropriately mitigate the potential of seismically-induced differential settlement, including through using over-excavation or other techniques as required by geotechnical, soils, and grading requirements.</p>	<p><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>. Mitigation is included in Subsection 4.7 requiring compliance with the geotechnical evaluation, which includes recommendations to address seismically-induced differential settlement.</p>
<p>S 2.6: Request structures in liquefaction and slope instability hazard zones to mitigate the potential of seismically-induced differential settlement through appropriate techniques as determined by geotechnical studies, including a 100-percent maximum variation of fill depths as warranted.</p>	<p><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 analysis in Subsection 4.7 demonstrates that liquefaction hazards at the site are “negligible,” while Subsection 4.7 includes mitigation requiring compliance with the geotechnical evaluation recommendations in order to ensure the stability of proposed on-site slopes.</p>
<p>S 2.7: Encourage research into new foundation design systems that better resist Riverside County’s climatic, geotechnical, and geological conditions. (AI 104)</p>	<p><u>Not Applicable</u>. Policy S 2.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>S 2.8: Request the following in landslide potential hazard management zones, or when deemed necessary for compliance with the California Environmental Quality Act (CEQA), prior to the issuance of development permits or approval of project designs: (AI 104)</p> <ul style="list-style-type: none"> a) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence. b) Evaluations of site stability, including any possible impact on adjacent properties. c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, shall be prepared by state-licensed professionals. 	<p><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>. Mitigation is included in Subsection 4.7 requiring compliance with the geotechnical evaluation, which includes recommendations to address subsidence hazards.</p>



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

General Plan Policy	Project Consistency
<p>S 2.9 * Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be adequately mitigated against these hazards, as feasible. Any development in hillside areas should prepare drainage plans to direct runoff and drainage away from potentially unstable slopes. New developments should incorporate hillside design techniques and features to mitigate and support slope stability. (AI 102)</p>	<p><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 analysis in Subsection 4.7 demonstrates that impacts associated with landslides, steep topography, and slope instability would be less than significant with mitigation requiring compliance with the geotechnical evaluation recommendations.</p>
<p>S 2.10 * Identify and request mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements, particularly during the entitlement or permitting process.</p>	<p><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 analysis in Subsection 4.7 demonstrates that impacts associated with on-site slope instability, debris flow, and erosion hazards would be less than significant with mitigation requiring compliance with the geotechnical evaluation recommendations and with mandatory compliance with NPDES permit requirements.</p>
<p>S 2.11 * Request grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, to ensure the adequate demonstration of a project’s ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.</p>	<p><u>Consistent.</u> The analysis in Subsection 4.4, <i>Biological Resources</i>, of the Project’s EIR demonstrates that impacts to native vegetation would be less than significant, while the analysis in EIR Subsections 4.7, <i>Geology and Soils</i>, and 4.10, <i>Hydrology and Water Quality</i>, demonstrate that impacts associated with erosion hazards would be less than significant with mandatory compliance with NPDES requirements.</p>
<p>S 2.12 Conduct mitigation on existing public property, and support mitigation activity on private property through any appropriate programs, located on unstable hillside areas, especially slopes with recurring failures where unincorporated Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County Engineer, Fire Department, or Sheriff Department. (AI 148)</p>	<p><u>Not Applicable.</u> The Project site is not located within hillside areas, and there are no substantial hills on-site or abutting the Project site.</p>
<p>S 2.13 * Consider establishing neighborhood and building design standards that minimize landslide hazards in high landslide susceptibility areas.</p>	<p><u>Not Applicable.</u> Policy S 2.13 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>S 2.14 Encourage building retrofits that improve resiliency to geologic and seismic hazards. (AI</p>	<p><u>Not Applicable.</u> Policy S 2.14 provides direction to County staff</p>

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

General Plan Policy	Project Consistency
100, 101, 156)	and decision makers and is not applicable to the proposed Project.
S 2.15 * Request geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore Valleys, the studies should address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.	<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> . Mitigation is included in Subsection 4.7 requiring compliance with the geotechnical evaluation, which includes recommendations to address subsidence hazards.
S 2.16 Encourage a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence (AI 4).	<u>Not Applicable</u> . Policy S 2.16 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 2.17 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 2.17 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 2.18 * Request studies that assess the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones and request appropriate mitigation to wind erosion hazards prior to the issuance of development permits.	<u>Consistent</u> . The analysis in EIR Subsections 4.7, <i>Geology and Soils</i> , and 4.10, <i>Hydrology and Water Quality</i> , demonstrate that impacts associated with erosion hazards, including wind-related erosion hazards, would be less than significant with mandatory compliance with NPDES requirements.
S 2.19 Request a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones, in connection with entitlement requests. (AI 92)	<u>Consistent</u> . The County would condition the proposed Project to require compliance with this policy.
S 2.20 * Request buildings to be designed to resist wind loads as appropriate for their form and location.	<u>Consistent</u> . The Project’s proposed warehouse building has been designed to resist wind loads.
S 3.1 * All residential, commercial, and industrial structures should be flood-proofed, to the maximum extent possible and as required by law, from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrological studies for areas not mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (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 should be constructed above-grade to the satisfaction of the Building Official,	<u>Consistent</u> . As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , although the Project site is within a mapped flood hazard area, the Project would be required to complete a CLOMR and LOMR process with FEMA in order to remove the developed portions of the Project site from the mapped flood hazard areas.



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

General Plan Policy	Project Consistency
based on federal, state, or other reliable hydrologic studies. Residential commercial, and industrial structures shall meet these standards as a condition of approval. (AI 25, 59, 60, 88)	
S 3.2 * Agricultural, recreational, or other low-intensity uses may be allowable within a 100-year floodplain if flood control and groundwater recharge functions are maintained. (AI 25, 59, 60)	<u>Not Applicable.</u> Policy S 3.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.3 * Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or alternative methods are used to the maximum extent practicable. The intent is to balance floodway protection with prudent land use solutions, recreational needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation. (AI 25, 59, 60) 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. 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.	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , although the Project site is within a mapped flood hazard area, the Project would be required to complete a CLOMR and LOMR process with FEMA in order to remove the developed portions of the Project site from the mapped flood hazard areas.
S 3.4 * Prohibit substantial modification to watercourses, unless the modification does not adversely affect adjacent wetlands or riparian habitat or become detrimental to adjacent property as a result of increased erosion, sedimentation, or water velocity. Substantial modifications to watercourses shall be done in the least environmentally damaging manner practicable and shall restore natural conditions to the greatest extent possible, to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 59, 60, 61)	<u>Consistent.</u> As discussed in EIR Subsection 4.4, <i>Biological Resources</i> , the proposed Project would not result in any impacts to wetlands, riparian habitats, or watercourses.
S 3.5 * Development within the floodway fringe should only be allowed if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety, as required by law. Such developments shall be required to be capable of withstanding flooding and minimize the use of fill. 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 25, 59, 60, 61)	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , although the Project site is within a mapped flood hazard area, the Project would be required to complete a CLOMR and LOMR process with FEMA in order to remove the developed portions of the Project site from the mapped flood hazard areas.
S 3.6 * All projects in unincorporated Riverside County should address and mitigate where applicable, adverse impacts to the carrying capacity of local and regional storm drain systems.	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project has been designed such that site runoff would be directed to infiltration chambers on site,



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

General Plan Policy	Project Consistency
	allowing for runoff to infiltrate into on-site soils except during the heaviest of rainfall events. The Project would not exceed the capacity of any storm drain systems.
S 3.7 Collaborate with neighboring jurisdictions to mitigate the impacts of new development in unincorporated Riverside County that could increase runoff onto parcels downstream in a neighboring jurisdiction and 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. (AI 62)	<u>Not Applicable.</u> Policy S 3.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.8 * Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements. (AI 25)	<u>Not Applicable.</u> Policy S 3.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.9 * Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces. (AI 4, 25, 100, 101, 156)	<u>Consistent.</u> The Project has been designed to include the required minimum 10% of the site as landscaping areas.
S 3.10 Collaborate with the Rancho California Municipal Water District, Eastern Municipal Water District, and other dam owners to maintain all dams in Riverside County to a high degree of structural stability.	<u>Not Applicable.</u> Policy S 3.10 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.11 Consider identifying areas of poor drainage and installing new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible. (AI 148)	<u>Not Applicable.</u> Policy S 3.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.12 * Public facilities and other facilities essential for emergencies and large public assembly within the County Regulatory Floodplain as mapped by the Federal Emergency Management Agency shall not be approved unless the project is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with County ordinances and guidelines, as feasible, and will not result in any increase in flood levels during the occurrence of a flood event. Such facilities that are new shall have at least two routes for emergency egress and ingress, and the project design shall minimize 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. (AI 25)	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , although the Project site is within a mapped flood hazard area, the Project would be required to complete a CLOMR and LOMR process with FEMA in order to remove the developed portions of the Project site from the mapped flood hazard areas.
S 3.13 * Existing essential, dependent-care, and high-risk facilities not in conformance with provisions of the County of Riverside zoning should upgrade or modify building use to a level of safety consistent with the inundation risk. (AI 25, 88, 148)	<u>Not Applicable.</u> Policy S 3.13 pertains to existing essential, dependent-care, and high-risk facilities, none of which are applicable to the proposed Project.
S 3.14 * Development using, storing, or otherwise involved with substantial quantities of on-site	<u>Consistent.</u> As documented in EIR Subsection 4.10, <i>Hydrology</i>



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

General Plan Policy	Project Consistency
hazardous materials should not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials should be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones should be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)	<i>and Water Quality</i> , although the Project site is within a mapped flood hazard area, the Project would be required to complete a CLOMR and LOMR process with FEMA in order to remove the developed portions of the Project site from the mapped flood hazard areas. Additionally, the Project is not anticipated to accommodate uses with the potential for outdoor storage of hazardous materials.
S 3.15 * Dependent-care facilities should have all flood-vulnerable electrical circuitry flood-proofed. (AI 25)	<u>Not Applicable</u> . Policy S 3.13 pertains to dependent-care facilities which are not proposed as part of the Project.
S 3.16 * High-risk facilities should be required to maintain and rehearse inundation response plans. (AI 25)	<u>Not Applicable</u> . Policy S 3.13 pertains to high-risk facilities which are not proposed as part of the Project.
S 3.17 Continue to assess the dam inundation risk within unincorporated Riverside County and upgrade facilities and infrastructure at risk, as feasible. (AI 83, 88)	<u>Not Applicable</u> . Policy S 3.17 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.18 Designs and upgrades of street storm drains should be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows should be contained within the top of curbs and the 100-year flood flows within the street right-of-way.	<u>Not Applicable</u> . The Project’s proposed drainage system would consist of underground infiltration chambers, and no storm drain facilities are proposed outside of the Project boundaries.
S 3.19 During updates to the Safety Element or the Multi-Jurisdictional Local Hazard Mitigation Plan, or when otherwise necessary, the County shall review the 500-year, 100-year, and 10-year flood hazard in the unincorporated county by state, federal, county, and other standards. The County shall use such sources to improve existing protection, review protection standards proposed for new development and redevelopment, and update emergency response plans, to the extent necessary. (AI 83)	<u>Not Applicable</u> . Policy S 3.19 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.20 Promote flood-control measures that maintain natural conditions within unincorporated Riverside County’s regulatory floodplain of rivers and streams. (AI 25, 59, 60)	<u>Not Applicable</u> . Policy S 3.20 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 3.21 Encourage the use of Specific Plans to allow increased densities in certain areas of a proposed development or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of better adapting to these hazards. (AI 25, 59, 60)	<u>Not Applicable</u> . Policy S 3.21 provides direction to County staff and decision makers and is not applicable to the proposed Project. No Specific Plan or Transfer of Development Credits is proposed as part of the Project.
S 3.22 The County should take an active role in acquiring property in high-risk flood zones and	<u>Not Applicable</u> . Policy S 3.22 provides direction to County staff



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designating the land as open space for public use or wildlife habitat. (AI 59, 60)	and decision makers and is not applicable to the proposed Project.
S 3.23 Coordinate with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife, the Resource Conservation District, the Federal Emergency Management Agency, the California Department of Water Resources, and the Riverside County Flood Control and Water Conservation District, in defining existing and potential flood problem areas. (AI 4)	v
<p>S 4.1 * All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the following requirements before the issuance of any building permits: (AI 25, 81.1, 81.2, 104.1)</p> <p>a) All proposed development and construction shall meet minimum state, county, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or 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>b) In addition to the standards and guidelines of the California Building Code, California Fire Code, the Riverside County Code of Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) 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>c) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County ordinances, where required. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street addresses and signs and sufficient water supplies, infrastructure for structural fire suppression, and other applicable local and state requirements.</p> <p>d) Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.</p> <p>e) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires.</p> <p>f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a</p>	<p><u>Consistent</u>. The Project would be subject to compliance with all applicable State, County, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or 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. The Project area has a “Low” potential for wildfire hazards due to the sparse vegetation that characterizes the area, and the Project would be served by two points of vehicular access. No defensible space for fire hazards are required for the Project. Remaining components of this policy are not applicable because the Project site is not located within an area prone to wildland fire hazards.</p>



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

General Plan Policy	Project Consistency
<p>condition of approval and as feasible and appropriate, the developer meet or exceed the State Responsibility Area Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see Gov. Code, Section 66474.02.)</p> <p>g) Proposed development and construction of more than four residential units or more than 10,000 square feet of nonresidential space located in Very High Fire Hazard Severity Zones, or other appropriate zones as determined by the Riverside County Fire Department, shall submit and implement a fire protection plan as feasible and appropriate. This plan shall include provisions for roadways and access, firefighting infrastructure, signage, vegetation management, construction materials, and evacuations.</p>	
<p>S 4.2 Require continued long-term operation and maintenance of fuel breaks, brush management, controlled burning, revegetation, and fire roads by Riverside County and private landowners. (AI 25)</p>	<p><u>Not Applicable.</u> The Project vicinity is identified as having a “Low” potential for wildland fire hazards, and as such the Project does not require any fuel breaks, brush management, or other fire abatement measures.</p>
<p>S 4.3 Monitor fire-prevention measures (e.g., fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones. (AI 25, 88)</p>	<p><u>Not Applicable.</u> The Project vicinity is identified as having a “Low” potential for wildland fire hazards, and as such the Project does not require a fire-prevention plan.</p>
<p>S 4.4 * Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented. (AI 60)</p>	<p><u>Consistent.</u> The Project would be served with two points of vehicular access (Rio del Sol and 30th Avenue) and the Project would accommodate a water tank on site to ensure adequate water supply is provided to the site for fire suppression purposes.</p>
<p>S 4.5 * Require proposed development in High or Very High Fire Hazard Severity Zones be located where fire and emergency services are available or will be constructed as part of the proposed development activities, to the extent such locations are available. These services should meet the minimum response times as established by the Riverside County Fire Department. (AI 60, 61)</p>	<p><u>Not Applicable.</u> The Project vicinity is identified as having a “Low” potential for wildland fire hazards, while this policy pertains to developments in High or Very High Fire Hazard Severity Zones.</p>
<p>S 4.6 * Request that conceptual landscaping plans for development in Fire Hazard Severity Zones be reviewed by TLMA and Fire Department prior to the issuance of development permits. The conceptual landscaping plan of the proposed development should, at a minimum, include: (AI 25)</p> <p>a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.</p> <p>b) Retention of existing natural vegetation to the maximum extent feasible.</p> <p>c) Removal of on-site combustible plants.</p>	<p><u>Not Applicable.</u> The Project vicinity is identified as having a “Low” potential for wildland fire hazards, while this policy pertains to developments in High or Very High Fire Hazard Severity Zones.</p>
<p>S 4.7 * Site design for development in Fire Hazard Severity Zones should be required to account</p>	<p><u>Not Applicable.</u> The Project vicinity is identified as having a</p>



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

General Plan Policy	Project Consistency
<p>for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by: (AI 60, 81.2, 91)</p> <p>a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion.</p> <p>b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.</p> <p>c) Submitting topographic map with site-specific slope analysis.</p> <p>d) Submitting erosion and sedimentation control plans.</p> <p>e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department.</p> <p>f) Minimizing disturbance of 25 percent or greater natural slopes.</p> <p>g) Or enacting other efforts as appropriate to provide comparable protection.</p>	<p>“Low” potential for wildland fire hazards, while this policy pertains to developments in High or Very High Fire Hazard Severity Zones.</p>
<p>S 4.8 * Locate new critical public facilities outside of High or Very High Fire Hazard Severity Zones or other areas facing elevated risk of wildfire events. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events. (AI 25, 60)</p>	<p><u>Not Applicable.</u> The Project does not include any proposed critical facilities such as shelters, emergency command and communication facilities, and hospital and healthcare centers.</p>
<p>S 4.9 * Site all new public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible. (AI 60)</p>	<p><u>Consistent.</u> The Project includes a 500,000-gallon water tank and an IID Substation; however, the Project site is not within an identified fire hazard severity zone and is not subject to wildland fire hazards.</p>
<p>S 4.10 * Establish neighborhood and building design standards that minimize fire hazards in high fire hazard severity zones, as feasible.</p>	<p><u>Not Applicable.</u> Policy S 4.10 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>S 4.11 Collaborate with local governments to establish fire fuel management practices in local and regional parks and open spaces., as feasible</p>	<p><u>Not Applicable.</u> Policy S 4.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>S 4.12 Identify existing public and private roadways in fire hazard areas not in compliance with contemporary fire-safe standards, including road standards, vegetation clearance, and other requirements of Sections 1273 and 1274 of the California Code of Regulations to the extent resources are available. Work at retrofitting County-owned roadways as needed to meet current standards and require private property owners to do the same, to the extent feasible and given the absence of other site constraints. (AI 25, 81.1, 88, 101, 148, 156)</p>	<p><u>Not Applicable.</u> Policy S 4.12 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
S 4.13 Use ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 25, 96, 97)	<u>Not Applicable</u> . Policy S 4.13 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.14 Coordinate with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. (AI 96, 97, 98)	<u>Not Applicable</u> . Policy S 4.14 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.15 * Seek to 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. (AI 88, 93)	<u>Not Applicable</u> . Policy S 4.15 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.16 Continue to work cooperatively with the California Department of Forestry and Fire Protection and Tribal government fire departments to strengthen fire-fighting capabilities and successfully respond to multiple fires. (AI 4, 88, 150)	<u>Not Applicable</u> . Policy S 4.16 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.17 Consider developing a program to use existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.	<u>Not Applicable</u> . Policy S 4.17 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.18 When updating the Safety Element, the Multi-Jurisdictional Local Hazard Mitigation Plan, or at other times as appropriate, review inter-jurisdictional fire response agreements and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan. Ensure that fire response agreements and firefighting resources are able to meet current and future needs, including increased demand from new development and changing fire regimes. Ensure that: (AI 4, AI 88, 104, 104.1): <ul style="list-style-type: none"> • Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described in these plans. • Fire flow requirements (e.g., water for fire protection) are consistent with Riverside County Ordinance 787, including requirements for fire hydrant size and outlets, sprinklers, and other water supply needs. • The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for future development types. • County firefighting agencies have access to water supplies that are regular, reliable, and sufficient to meet long-term needs, including accounting for changes in water supply availability. 	<u>Not Applicable</u> . Policy S 4.18 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.19 Continue to use the Riverside County Fire Department Fire Protection Plan and Emergency	<u>Not Applicable</u> . Policy S 4.19 provides direction to County staff



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

General Plan Policy	Project Consistency
Medical Services (EMS) Strategic Master Plan as the foundational document to implement the Safety Element’s goals and objectives. (AI 59, 60, 104.1, 104.4)	and decision makers and is not applicable to the proposed Project.
S 4.20 * Encourage property owners to use clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones, as appropriate, by: (AI 59, 61) <ul style="list-style-type: none"> • Exploring restricting the development of a property through placement of conservation easement. • Considering acquiring the conservation easements similar to that of the Multiple Species Habitat Conservation Plan (MSHCP). 	<u>Not Applicable</u> . Policy S 4.20 provides direction to County staff and decision makers and is not applicable to the proposed Project, and the Project site is not located within a Fire Hazard Severity Zone.
S 4.21 Identify, map, and update Fire Hazard Severity Zone maps on an as-needed continual basis. (AI 25, 91)	<u>Not Applicable</u> . Policy S 4.21 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.22 Ensure that the Riverside County Fire Department has appropriate municipal staffing and Office of the Fire Marshall staff to address development pressure and adequately respond to expected future fire protection needs. (AI 59)	<u>Not Applicable</u> . Policy S 4.22 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.23 * Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and adjust fire prevention and suppression needs, including needs for new or revised development and reconstruction standards. (AI 104.6)	<u>Not Applicable</u> . Policy S 4.23 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.24 Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.	<u>Not Applicable</u> . Policy S 4.24 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.25 Implement a long-term fire protection training and education program for government agencies and communities. (AI 93)	<u>Not Applicable</u> . Policy S 4.25 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.26 Require as feasible automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities and encourage these sensors for all residences.	<u>Not Applicable</u> . The Project’s proposed warehouse building would not be served with natural gas.
S 5.1* Enforce land use policies and existing criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County’s Hazardous Waste Management Plan (CHWMP). (AI 88)	<u>Not Applicable</u> . Policy S 5.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.2 * Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.	<u>Not Applicable</u> . Policy S 5.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. In addition, the Project would not be associated with the manufacture, use, or transport of hazardous materials.
S 5.3 * Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste	<u>Not Applicable</u> . Policy S 5.3 provides direction to County staff and decision makers and is not applicable to the proposed



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

General Plan Policy	Project Consistency
reduction, recycling, and storage.	Project. In addition, the Project would not be associated with the generation of hazardous wastes or materials.
S 5.4 * Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.	<u>Consistent</u> . The Project would be subject to compliance with all applicable safety and environmental protection standards.
S 5.5 Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.	<u>Not Applicable</u> . Policy S 5.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.6 * Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.	<u>Consistent</u> . As discussed in EIR Subsection 4.9, <i>Hazardous Materials</i> , although not anticipated, in the event the Project’s warehouse building is occupied by uses involving the handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.
S 5.7 * Identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment. Prohibit the siting of new or expanded hazardous material facilities on such sites to the extent feasible.	<u>Not Applicable</u> . Policy S 5.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.8 Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	<u>Not Applicable</u> . Policy S 5.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.9 * 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.	<u>Consistent</u> . The Project would be required to include automatic fire sprinklers as required by the California Building Code, and the Project’s warehouse building is not anticipated to be occupied by any uses involving the handling of hazardous materials.
S 6.1 – S 6.14: Disaster Preparedness.	<u>Not Applicable</u> . Policies S 6.1 through S 6.14 provide direction to County staff and decision makers related to disaster preparedness 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
S 6.15 – S 6.24: Critical Facilities and Lifelines.	<u>Not Applicable.</u> Policies S 6.15 through S 6.24 provide direction to County staff and decision makers are not applicable to the proposed Project, which would not include critical facilities or lifelines.
S 6.25 Develop plans for short-term and long-term post-disaster recovery. (AI 88, 103, 104.5)	<u>Not Applicable.</u> Policy S 6.25 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 6.26 – S 6.32: Public Information and Outreach.	<u>Not Applicable.</u> Policies S 6.26 through S 6.32 provide direction to County staff and decision makers and are not applicable to the proposed Project.
S 7.1 – S 7.15: Agricultural Hazards Policies	<u>Not Applicable.</u> Policies S 7.1 through S 7.15 provide direction to County staff and decision makers related to agricultural uses and are not applicable to the proposed Project as the Project does not include any agricultural uses.
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 J</i> . Mitigation is presented in EIR Subsection 4.13 to address potential construction-related noise impacts, which the EIR shows would reduce all of the Project’s potential noise impacts to below a level of significance.
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>Not Applicable.</u> Policy N 1.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
N 1.3: Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: <ul style="list-style-type: none"> • Schools. • Hospitals. • Rest Homes. • Long Term Care Facilities. • Mental Care Facilities. • Residential Uses. 	<u>Not Applicable.</u> The Project includes light industrial uses which are not considered noise-sensitive land uses as defined by this policy.

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

General Plan Policy	Project Consistency
<ul style="list-style-type: none"> • 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> <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 J</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that the Project’s long-term operational noise impacts would be less than significant at all sensitive receiver locations.</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 J</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that the Project’s long-term operational noise impacts would be less than significant at all sensitive receiver locations.</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 J</i>. The analysis in EIR Subsection 4.13, <i>Noise</i>, demonstrates that the Project’s long-term operational noise impacts would be less than significant at all sensitive receiver locations.</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 J</i>. The warehouse uses proposed as part</p>



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

General Plan Policy	Project Consistency
	of the Project are not sensitive to high levels of noise, and there are no existing sources of high noise levels in the Project vicinity.
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)	<u>Not Applicable</u> . The Project does not propose any wind turbines, and no wind turbines exist in the Project area.
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)	<u>Not Applicable</u> . Policy N 2.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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>Not Applicable</u> . The Project includes a proposed warehouse building, water tank, and IID substation, none of which comprise noise-sensitive uses.
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>Not Applicable</u> . There are no stationary sources of noise in the Project vicinity that could expose the Project site to noise levels exceeding the levels listed in Table N-2.
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> . As documented in EIR Subsection 4.2, <i>Agriculture and Forestry Resources</i> , there are no properties within 300 feet of the Project site that comprise agriculturally-zoned property pursuant to Riverside County Ordinance No. 625. Therefore, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.
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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
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>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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
N 3.4: Identify point-source noise producers such as manufacturing plants, truck transfer stations,	<u>Not Applicable</u> . Policy N 3.4 provides direction to County staff



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

General Plan Policy	Project Consistency
and commercial development by conducting a survey of individual sites. (AI 106)	and decision makers 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>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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
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 Appendix J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
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> . Policy N 3.7 provides direction to County staff and decision makers and 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>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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
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 and is not applicable 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>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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
N 4.4: Require that detailed and independent acoustical studies be conducted for any new or	<u>Not Applicable</u> . The land uses proposed as part of the Project



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

General Plan Policy	Project Consistency
renovated land uses or structures determined to be potential major stationary noise sources. (AI 105)	would not 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 would not 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 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> . Policy N 4.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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>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 J</i> . The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.
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 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 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 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>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 J</i> . The analysis shows that Project impacts due to long-term operational noise would be less than significant at all sensitive receiver locations.



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

General Plan Policy	Project Consistency
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 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>Consistent.</u> The Project site is not located within two miles of a public airport or within an airport land use plan and is outside of the airport influence area for the Palms Springs International Airport.
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 Project site is not located adjacent to or within two miles of a public airport or within an airport land use plan and is outside of the airport influence area for the Palms Springs International Airport (PSIA).
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 depicted in Appendix I-1, as well as in the applicable Area Plan's Airport Influence Area section.	<u>Consistent.</u> The Project site is not located within the 60 dB CNEL contours of any currently operating public-use or military airports.
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 Project site is not located within two miles of a public airport or within an airport land use plan and is outside of the airport influence area for the PSIA.
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 does not propose residential uses and 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 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>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 J</i> . The analysis shows that the Project's traffic-related noise impacts would be less than significant at all sensitive receiver locations and no mitigation would be required.

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

General Plan Policy	Project Consistency
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> . In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix J</i> . The analysis shows that the Project’s traffic-related noise impacts would be less than significant at all sensitive receiver locations and no mitigation would be required.
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> . There are no sensitive receptors abutting the Project site, with the nearest sensitive receptors occurring approximately 0.25-mile to the east and southeast.
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> . In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix J</i> . The analysis shows that the Project’s traffic-related noise impacts would be less than significant at all sensitive receiver locations and no mitigation would be required.
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> . In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR <i>Technical Appendix J</i> . The noise impact analysis was prepared in conformance with this Policy.
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.
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 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 near 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>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 J</i> . The analysis shows that the Project’s operational-related noise impacts would be less than significant



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

General Plan Policy	Project Consistency
<p>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)</p>	<p>at all sensitive receiver locations and no mitigation would be required.</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 J</i>. The analysis shows that the Project’s operational-related noise impacts would be less than significant at all sensitive receiver locations and no mitigation would be required. Additionally, the Project accommodates 12-foot-tall concrete screen walls surrounding the proposed truck courts.</p>
<p>N 13.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 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 J</i>. The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant.</p>
<p>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)</p>	<p><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. Nighttime construction activities, if proposed, would not expose nearby sensitive receptors to noise levels exceeding the County’s nighttime standard of 45 dBA Leq.</p>
<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> <p>a. Temporary noise attenuation fences;</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 J</i>. The analysis shows that with mitigation to address construction-related noise associated with off-site improvements, Project impacts due to noise would be less than significant. A noise mitigation plan is not required for the Project.</p>



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

General Plan Policy	Project Consistency
b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment. (AI 107)	
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)	<u>Consistent</u> . The Project would not conflict with this policy.
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.	<u>Not Applicable</u> . The Project’s proposed land uses do not consist of noise-sensitive uses.
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)	<u>Not Applicable</u> . Policy N 14.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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: <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. • Adequate sound proofing within the receiving structure. (AI 106) 	<u>Consistent</u> . The Project does not contain noise-sensitive uses that require separation from noise-generating sources.
N 14.4: Consider and, when necessary, to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)	<u>Consistent</u> . The Project would result in less-than-significant impacts related to operational-related noise. Noise barriers and landscaped berms are not required to lower Project-related noise to below the County’s thresholds.
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)	<u>Consistent</u> . There are no residential land uses or other sensitive receptors adjacent to the Project site, with the nearest residential uses occurring approximately 0.25-mile east and southeast of the Project site.
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)	<u>Consistent</u> . The Project would not produce excessive noise and would not transmit excessive and unacceptable noise levels between tenants and businesses.
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)	<u>Not Applicable</u> . Policy N 14.7 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
N 14.8: Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.	<u>Consistent</u> . As demonstrated herein, the Project would not conflict with the Noise Element of the General Plan.
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.	<u>Not Applicable</u> . The Project does not include any residential uses.
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)	<u>Not Applicable</u> . The Project does not include any residential uses.
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)	<u>Not Applicable</u> . The Project does not include any residential uses.
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)	<u>Not Applicable</u> . No entertainment and restaurant/bar uses or any other uses that produce excessive noise are proposed as part of the Project.
N 16.1: Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)	<u>Not Applicable</u> . The Project does not include any vibration-sensitive land uses.
<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 	<u>Not Applicable</u> . Policy N 16.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. None of these sensitive uses occur in the immediate vicinity of the proposed Project, and the Project would not produce significant vibration.
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.	<u>Not Applicable</u> . The Project does not include any residential uses and there are no railroad facilities in the Project vicinity.
N 17.1 – N 17.3: Noise Information Management – Mapping.	<u>Not Applicable</u> . Policies N 17.1 through N 17.3 provide direction to County staff and decision makers and are not applicable to the proposed Project.
N 18.1 – N 18.9: Noise Information Management – Noise Data Management.	<u>Not Applicable</u> . Policies N 18.1 through N 18.9 provide direction to County staff and decision makers and are not applicable to the

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

General Plan Policy	Project Consistency
	proposed Project.
N 19.1: Provide information to the public regarding the health effects of high noise levels and means of mitigating such levels. (AI 109)	<u>Not Applicable</u> . Policy N 19.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
N 19.2: Cooperate with industry to develop public information programs on noise abatement. (AI 108)	<u>Not Applicable</u> . Policy N 19.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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: 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 property located within the 60 CNEL noise contour for any airport or air station or is subject to routine aircraft overflight. (AI 109)	<u>Not Applicable</u> . The Project is not located within two miles of a public airport or within an airport land use plan, and there are no components of the proposed Project that would affect or be affected by airport operations.
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 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> . Project noise impacts would be less than significant and the Project does not have the potential to general significant noise impacts. The Project’s potential impacts due to noise are addressed in EIR Subsection 4.13, <i>Noise</i> , which concludes that with exception of near-term off-site construction-related noise impacts, for which mitigation has been identified, all noise impacts would be less than significant requiring no mitigation.
GENERAL PLAN HOUSING ELEMENT	
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.”	<u>Consistent</u> . The Project does not include any residential development. The Riverside County General Plan designates large portions of the County for development of residential uses, including residential housing for lower-income households. With implementation of the Project, the County still would be able to



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

General Plan Policy	Project Consistency
<p>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>	<p>meet its RHNA fair share allocations.</p>
GENERAL PLAN AIR QUALITY ELEMENT	
<p>AQ 1.1 – AQ 1.11: Multi-jurisdictional Cooperation.</p>	<p><u>Not Applicable.</u> Policies AQ 1.1 through AQ 1.11 provide direction to County staff and decision makers and are not applicable to the proposed Project.</p>
<p>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)</p>	<p><u>Consistent.</u> There are no polluting point sources in the Project vicinity, and the Project would not generate substantial amounts of point-source pollution.</p>
<p>AQ 2.2: Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)</p>	<p><u>Consistent.</u> An Air Quality Impact Analysis (AQIA) and Health Risk Assessment (HRA) were prepared for the Project and included as <i>Technical Appendices B1 and B2</i> to the Project’s EIR. The AQIA, HRA, and EIR Subsection 4.3, <i>Air Quality</i>, demonstrate that the Project would not expose nearby sensitive receptors to substantial pollutant concentrations.</p>
<p>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)</p>	<p><u>Consistent.</u> The Project’s landscape plan is consistent with this policy. The Project’s proposed storm drain system would be designed to route first flush runoff to landscaped areas and a series of catch basins. Runoff collected by the catch basins would be routed to a series of retention basins proposed throughout the Project site. The retention basins have been designed to detain runoff and provide water quality treatment, and would reduce pollutants of concern in runoff leaving the Project site, such as bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease.</p>
<p>AQ 2.4: Consider creating a program to plant urban trees on an Area Plan basis that removes</p>	<p><u>Not Applicable.</u> Policy AQ 2.4 provides direction to County staff</p>



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

General Plan Policy	Project Consistency
pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)	and decision makers and is not applicable to the proposed Project.
AQ 3.1 – AQ 3.4: Mobile Pollution Sources.	<u>Not Applicable</u> . Policies AQ 3.1 through AQ 3.4 provide direction to County staff and decision makers and are not applicable to the proposed 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 emissions would be below the SCAQMD thresholds of significance for criteria pollutants. There are no components of the proposed Project’s building materials that would result in increased air quality impacts beyond what is evaluated and disclosed by the Project’s EIR.
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 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>Not Applicable</u> . The Project does not include any residential uses.
AQ 4.5: Require stationary pollution sources to minimize the release of toxic pollutants through: <ul style="list-style-type: none"> • Design features; • Operating procedures; • Preventive maintenance; • Operator training; and • Emergency response planning 	<u>Not Applicable</u> . The land uses proposed by the Project would not contain any sources of substantial pollution sources or result in the release of toxic pollutants. Refer also to EIR Subsection 4.3, <i>Air Quality</i> .
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. Refer also to EIR Subsection 4.3, <i>Air Quality</i> .
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,	<u>Consistent</u> . As documented in EIR Subsection 4.3, <i>Air Quality</i> , although the Project’s long-term emissions of VOC and NO _x



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

General Plan Policy	Project Consistency
the Environmental Protection Agency and the California Air Resources Board.	would exceed the SCAQMD regional threshold of significance, mitigation measures are presented in Subsection 4.3 to reduce the Project's operational emissions of VOC and NO _x to the maximum feasible extent.
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 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 and is not applicable to the proposed Project.
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 recycled and landscape materials in accordance with the County's solid waste regulations. Solid waste collection and disposal is provided by the Riverside County Department of Waste Resources (RCDWR) through a franchise agreement Burrtec, a private company. Waste within the Project area is sent directly to the Lamb Canyon Landfill, which is located 34.2 miles west of the Project site.
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 and is not applicable to the proposed Project.
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 and is not applicable to the 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 and is not applicable to the proposed

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

General Plan Policy	Project Consistency
	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 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 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 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>Consistent</u> . The Project would accommodate a light industrial warehouse use which would increase the employment opportunities available within this portion of Riverside County. The Project would assist the County in reducing VMT by providing for employment-generating land uses on site that would reduce the need for County residents to commute outside of the County for employment.
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 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> . Policy AQ 8.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 8.5: Develop community centers in conformance with policies contained in the Land Use Element. (AI 14)	<u>Consistent</u> . As demonstrated herein, the Project would be consistent with applicable policies of the General Plan Land Use Element.
AQ 8.6: Encourage employment centers in close proximity to residential uses. (AI 14)	<u>Consistent</u> . Although there are no residential uses in the immediate vicinity of the Project site, there are residential uses approximately 0.25-mile east and southeast of the Project site. The Project’s warehouse uses would provide employment employment-generating land uses on site that would reduce the need for County residents to commute outside of the County for employment.

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

General Plan Policy	Project Consistency
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 and is not applicable to the proposed Project.
AQ 8.8: Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)	<u>Consistent</u> . The Project would accommodate a light industrial warehouse use which would increase the employment opportunities available within this portion of Riverside County. The Project would assist the County in reducing VMT by providing for employment-generating land uses on site that would reduce the need for County residents to commute outside of the County for employment.
AQ 8.9: Promote land use patterns that promote alternative modes of travel. (AI 26)	<u>Consistent</u> . The land use intensities proposed as part of the Project would support future mass transit in the local area.
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 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 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 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 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 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 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 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
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 and is not applicable to the proposed Project.
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 and are not applicable to the proposed Project.
AQ 17.1 – AQ 17.11: Control Measures.	<u>Not Applicable.</u> Policies AQ 17.1 through AQ 17.11 provide direction to County staff and decision makers and are 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 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, 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.
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.
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 are accomplished. (AI 26, 147)	<u>Not Applicable.</u> Policy AQ 18.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 19.1: Continue to coordinate with CARB, SCAQMD, and the State Attorney General’s office	<u>Not Applicable.</u> Policy AQ 19.1 provides direction to County



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

General Plan Policy	Project Consistency
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)	staff and decision makers 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 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, 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 20% 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>Not Applicable</u> . Policy AQ 20.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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 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 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
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 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>Not Applicable</u> . The Project does not involve any residential land uses.
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>Consistent</u> . The Project’s parking areas include dedicated spaces for electric vehicles and clean air/van pool spaces.
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>Consistent</u> . The Project site is not located in an urban center, although the Project would accommodate employment-generating land uses that would serve to assist the County in improving the jobs-housing balance and reducing VMT.
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> . Residential and recreational uses are not proposed as part of the Project.
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>Consistent</u> . The Project would entail development of the site with light industrial land uses that would be located near existing and planned infrastructure.
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> . Pursuant to EIR Mitigation Measure MM 4.8-2 and as required by the County’s CAP Update, the Project would be conditioned to require on-site generation of at least 20% of the Project’s energy demand, which primarily would be met through solar panels. The proposed building has been designed to accommodate 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 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 energy efficiency and infrastructure design.
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 and is not applicable to the proposed Project.
AQ 20.13: Reduce water use and wastewater generation in both new and existing housing,	<u>Consistent</u> . The Project is required to be constructed in



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

General Plan Policy	Project Consistency
commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities. (AI 147)	accordance with the current State and County building codes, which include requirements related to water use and wastewater generation.
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> . As discussed in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , the Project would implement its proposed drainage plan so that runoff that is tributary to the Project site would be captured by proposed retention basins proposed throughout the Project site. Runoff generated within the Project site would be fully detained on site and allowed to infiltrate into the groundwater table. The proposed drainage system would minimize energy costs associated with treatment of site runoff.
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>Not Applicable</u> . Policy AQ 20.17 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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>Not Applicable</u> . Policy AQ 20.18 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 20.19: Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations. (AI 147)	<u>Not Applicable</u> . Policy AQ 20.19 provides direction to County staff and decision makers 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 the County’s solid waste requirements.
AQ 20.21 – AQ 20.26: Education, Coordination and Outreach Objectives.	<u>Not Applicable</u> . Policies AQ 20.21 through AQ 20.26 provide

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

General Plan Policy	Project Consistency
	direction to County staff and decision makers 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 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 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>	<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> , and complies with the requirements specified by this policy. 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, 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 20% of the Project’s energy demand would be met through renewable energy production.
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)	<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, including requiring the Project Applicant to demonstrate that future implementing



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

General Plan Policy	Project Consistency
	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 20% of the Project's 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>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 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.</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 Implementation Measures as necessary to achieve a minimum of 100 points and by requiring the Project Applicant to demonstrate that a minimum of 20% of the Project's energy demand would be met through renewable energy production.</p>
<p>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)</p>	<p><u>Not Applicable.</u> Policy AQ 21.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<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> <p>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.</p>	<p><u>Not Applicable.</u> Policy AQ 22.1 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
<p>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.</p> <p>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.</p> <p>d. Reduce air pollution and greenhouse gas emissions by improving circulation network efficiency.</p> <p>e. Reduce traffic through programs that increase carpooling and public transit use, decrease trips and commute times and increase use of alternative-fuel vehicles.</p> <p>f. Preserve transportation corridors for renewable energy transmission lines and for new transit lines, where appropriate.</p>	
<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> <p>a. Reduce vehicle miles travelled (VMT) through increased densities in urban centers 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</p>	<p><u>Not Applicable.</u> Policy AQ 23.1 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
<p>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 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 20% of the Project’s energy demand would be met through 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 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><u>Not Applicable</u>. Policy AQ 24.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.</p>
<p>AQ 24.2: For discretionary actions, energy efficiency and conservation objectives shall be</p>	<p><u>Consistent</u>. As discussed in EIR Subsection 4.8, <i>Greenhouse Gas</i></p>



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

General Plan Policy	Project Consistency
<p>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><i>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 20% of the Project’s energy demand would be met through 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> <ul style="list-style-type: none"> a. Reduce water use in both new and existing housing, commercial and industrial uses. b. Reduce wastewater generation in both new and existing housing, commercial and industrial uses. c. Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance No. 859. d. Increase use of non-potable water where appropriate, such as for landscaping and agricultural uses. e. Encourage increased efficiency of water use for agricultural activities. f. Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems. 	<p><u>Not Applicable</u>. Policy AQ 25.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.</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> <ul style="list-style-type: none"> a. Conserve biota that provides carbon sequestration through implementation of the Multiple Species Habitat Conservation Plans for western and eastern Riverside County. b. Preserve forest lands and other suitable natural vegetation areas to maintain the carbon sequestration capacity of such areas within the County. 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. d. Promote urban forestry and reforestation, as feasible, to provide additional carbon sequestration potential. e. Promote the voluntary preservation of farmlands for carbon sequestration purposes. In particular, 	<p><u>Consistent</u>. With mitigation, the Project would be fully consistent with the CVMSHCP, as discussed in EIR Subsection 4.4, <i>Biological Resources</i>. There is no vegetation on site that would serve carbon sequestration purposes over the long term, as the Project site contains sparse amounts of vegetation. The remaining components of this policy provide direction to County staff and decision makers and are 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>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>AQ 25.3: For discretionary actions, greenhouse gas reduction objectives related to 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)</p>	<p><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, 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 20% of the Project’s energy demand would be met through renewable energy production.</p>
<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> <p>a. Encourage the installation of solar panels and other energy-efficient improvements.</p> <p>b. Facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).</p> <p>c. Facilitate development of renewable energy facilities and transmission lines in appropriate locations.</p> <p>d. Facilitate renewable energy facilities and transmission line siting.</p> <p>e. Provide incentives for development of local green technology businesses and locally-produced green products.</p> <p>f. Provide incentives for investment in residential and commercial energy efficiency improvements.</p> <p>g. Identify lands suitable for wind power generation or geothermal production and encourage development of these alternative energy sources.</p>	<p><u>Not Applicable.</u> Policy AQ 26.1 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
<p>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)</p>	<p><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, 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 20% of the Project’s energy demand would be met through renewable energy production.</p>
<p>AQ 27.1: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions associated with wastes (AI 146, 147):</p> <ol 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><u>Not Applicable.</u> Policy AQ 27.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.</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 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 20% of the Project’s energy demand would be met through 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> <ol 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. 	<p><u>Not Applicable.</u> Policy AQ 28.1 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
<p>c. Develop and implement incentive programs for increasing carpooling, public transit use and other similar means.</p> <p>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.</p> <p>e. Develop and implement programs designed to decrease transportation emissions, such as hybrid vehicle rebates, alternate fuel discounts, carpooling incentives, van 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 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</p>	<p><u>Not Applicable.</u> Policy AQ 28.3 provides direction to County staff and decision makers and is not applicable to the proposed</p>



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

General Plan Policy	Project Consistency
determined appropriate and feasible by the County.	Project.
<p>AQ 29.1: The County shall implement programs and requirements to achieve the 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><u>Not Applicable.</u> Policy AQ 29.1 provides direction to County staff and decision makers 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 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 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 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	
HC 1.1: Foster the overall health and well-being of Riverside County residents, particularly the most vulnerable populations. (AI 136)	<u>Not Applicable.</u> Policy HC 1.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 1.2: Promote an understanding of the connections between the built environment and the ongoing health challenges in Riverside County. (AI 136)	<u>Not Applicable.</u> Policy HC 1.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 2.1: Encourage a built environment that promotes physical activity and access to healthy foods while reducing driving and pollution by: (AI 137) 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. b. Directing new growth to existing, urbanized areas while reducing new growth in undeveloped areas of Riverside County.	<u>Not Applicable.</u> Policy HC 2.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 2.2: Promote increased physical activity, reduced driving and increased walking, cycling and public transit by: (AI 139, 140) a. Requiring where appropriate the development of compact, development patterns that are pedestrian and bicycle friendly. b. Increasing opportunities for active transportation (walking and biking) and transit use. c. Encouraging the development of neighborhood grocery stores that provide fresh produce.	<u>Not Applicable.</u> Policy HC 2.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 3.1: Where appropriate, require high-density, mixed use development near existing and proposed high use transit centers. (AI 137)	<u>Not Applicable.</u> Policy HC 3.1 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project site is not located near existing or proposed high use transit centers.
HC 3.2: Where appropriate, design communities with a balanced mix of uses that provide regional transportation facilities within walking distance.	<u>Consistent.</u> The land use intensities proposed as part of the Project would facilitate future transit service in the area.
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)	<u>Consistent.</u> Project would accommodate a proposed design guidelines.
HC 3.4: Provide for a range of housing options to accommodate a range of income levels and household types.	<u>Not Applicable.</u> Residential land uses are not proposed as part of the Project.
HC 4.1: Promote healthy land use patterns by doing each of the following to the extent feasible: (AI 137)	<u>Not Applicable.</u> Policy HC 4.1 provides direction to County staff and decision makers and is not applicable to the proposed



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

General Plan Policy	Project Consistency
a. Preserving rural open space areas, and scenic resources. b. Preventing inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. 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.	Project.
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)	<u>Not Applicable.</u> Policy HC 4.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 5.1 – HC 5.6: Non-Motorized Transportation Systems	<u>Not Applicable.</u> Policies HC 5.1 through HC 5.6 provide direction to County staff and decision makers and are not applicable to the proposed Project.
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.	<u>Not Applicable.</u> Policy HC 6.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable.</u> Policy HC 6.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	<u>Not Applicable.</u> Policy HC 6.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 6.4: Ensure that regional trail plans are implemented at the Area Plan and Specific Plan level.	<u>Not Applicable.</u> Policy HC 6.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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. Notwithstanding, the Project proposes a 1,238,992 s.f. commerce center warehouse building, which would assist the County in implementing this policy.
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	<u>Not Applicable.</u> Policy HC 7.2 provides direction to County staff



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

General Plan Policy	Project Consistency
promote art and cultural programs, foster community identity, and enhance neighborhood pride.	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 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> . Residential uses are not proposed as part of the Project.
HC 9.2: Require appropriate infrastructure, public facilities, and services.	<u>Consistent</u> . As documented in EIR Subsections 4.16, <i>Public Services</i> , and 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> . The Project does not include any residential uses and no recreational uses are proposed.
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.
HC 9.5: Where appropriate, require neighborhood retail, service and public facilities within walking distance of residential areas. (AI 142)	<u>Not Applicable</u> . No neighborhood retail, service and public facilities, or residential areas are proposed as part of the 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> . The Project does not include any residential uses and no recreational uses are proposed.
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 10.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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 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 and is not applicable to the proposed Project. Residential uses 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 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 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.
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 and is not applicable to the proposed 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 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 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 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 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>Not Applicable</u> . No homes or other land uses that involve sensitive receptors are proposed as part of the Project.
HC 14.2: When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	<u>Consistent</u> . As documented in EIR Subsection 4.3, <i>Air Quality</i> , the Project would not expose existing or planned nearby sensitive receptors to substantial air pollution concentrations.
HC 14.3: When feasible incorporate design features into projects, including flood control and water	<u>Consistent</u> . The Project's proposed storm drain system would be



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

General Plan Policy	Project Consistency
quality basins, to minimize the harborage of vectors such as mosquitoes.	designed to route first flush runoff to landscaped areas and a series of catch basins. Runoff collected by the catch basins would be routed to a series of retention basins proposed throughout the Project site. The retention basins have been designed to detain runoff and provide water quality treatment, and would reduce pollutants of concern in runoff leaving the Project site, such as bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease. All drainage facilities have been designed to drain within 48 hours to preclude potential vector hazards.

1.7 Analysis of Project Consistency with the Western Coachella Valley Area Plan

Table 2, *Project Consistency with the Western Coachella Valley Area Plan Land Use Policies*, provides an analysis of the Project’s consistency with the Western Coachella Valley Area Plan (WCVAP) of Riverside County General Plan.

Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
WCVAP 1.1 through WCVAP 1.9: Rancho Mirage Sphere of Influence Policy Area	<u>Not Applicable</u> . Policies WCVAP 1.1 through WCVAP 1.9 relate to the Rancho Mirage Sphere of Influence Policy Area, and the Project site is located outside of the Rancho Mirage Sphere of Influence Policy Area.
WCVAP 2.1 through WCVAP 2.6: San Geronio Pass Wind Energy Policy Area	<u>Not Applicable</u> . Policies WCVAP 2.1 through WCVAP 2.6 relate to the San Geronio Pass Wind Energy Policy Area, and the Project site is located outside of the San Geronio Pass Wind Energy Policy Area.
WCVAP 3.1 through WCVAP 3.4: Hot Springs Policy Area	<u>Not Applicable</u> . Policies WCVAP 3.1 through WCVAP 3.4 relate to the Hot Springs Policy Area, and the Project site is located outside of the Hot Springs Policy Area.
WCVAP 4.1 and WCVAP 4.2: Cahuilla Hills Policy Area	<u>Not Applicable</u> . Policies WCVAP 4.1 and WCVAP 4.2 relate to the Cahuilla Hills Policy Area, and the Project site is located outside of the Cahuilla Hills Policy Area.
WCVAP 6.1 through WCVAP 6.5: Sky Valley Rural Village Overlay	<u>Not Applicable</u> . Policies WCVAP 6.1 through WCVAP 6.5 relate to the Sky Valley Rural Village Overlay, and the Project site is located outside of the Sky Valley Rural Village Overlay.
WCVAP 7.1 Sky Valley Mobile Home Parks and Recreational Vehicle Parks	<u>Not Applicable</u> . Policy WCVAP 7.1 relates to the Sky Valley Rural Village Overlay, and the Project site is located outside of the Sky Valley Rural Village Overlay.
WCVAP 8.1 – WCVAP 8.63: Mixed Use Areas/Highest Density Residential Development Town Centers	<u>Not Applicable</u> . Policies WCVAP 8.1 through WCVAP 8.63 relate to specific areas identified for mixed uses and highest density residential town centers, and the Project site is not located within any of the areas identified by Policies WCVAP 8.1 through WCVAP 8.63.
WCVAP 9.1 Notwithstanding the mapped Area Plan designation of Rural Residential in this area, any proposal to amend the Area Plan designation of lands that will be removed from the 100-year flood plain as a result of the construction of the planned levee system from the Rural foundation component to either the Community Development or Rural Community foundation component shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be	<u>Not Applicable</u> . This policy relates to areas designated for Rural Residential (RR) uses within the Thousand Palms community, while the Project site is designated for LI and MDR land uses.



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
subject to the procedural requirements applicable to that category of amendments.	
WCVAP 9.2 Density transfers from unprotected areas to protected areas of Thousand Palms will be encouraged where the proposed development is compatible with the surrounding areas of the community and environmental and infrastructure concerns can be satisfactorily resolved.	<u>Not Applicable</u> . No density transfers are proposed or required as part of the Project.
WCVAP 10.1 Notwithstanding the provisions of this General Plan allowing for clustering and density transfer, no new lot shall be established within Section 8, Township 4 South, Range 6 East smaller than five acres in gross area. Merger of parcels smaller than five acres shall be encouraged. A minimum lot size of ten acres shall be required for second unit permits.	<u>Not Applicable</u> . The Project does not lie in Section 8, Township 4 South, Range 6 East. The Project lies in Section 7, Township 4 South, Range 6 East and the Project site is larger than five acres in gross area.
WCVAP 11.1 Require screening through landscaping, or other effective mechanisms, of outdoor storage areas, other than authorized sales and display areas.	<u>Not Applicable</u> . Policy WCVAP 11.1 relates to commercial retail uses, while the Project includes a proposed warehouse use that would not be associated with outdoor storage of goods or materials.
WCVAP 12.1 Professional offices may be found consistent within the Medium High, High, Very High, and Highest Density Residential land use designations under the following: <ul style="list-style-type: none"> • All projects shall use single-story construction, and/or additional building setbacks, blockwalls, landscaped berms, trees and other landscaping where adjacent to residential development. • Parking areas shall be well screened from residential developments, and traffic conflicts shall be limited. • Professional office uses must comply with the Commercial Office land use designation policies found in the Land Use Element. 	<u>Not Applicable</u> . Policy WCVAP 12.1 relates to professional office uses, which are not proposed as part of the Project.
WCVAP 13.1 Require a minimum lot size of 7,000 square feet for industrial uses.	<u>Consistent</u> . The Project site comprises 83.0 acres and would exceed this requirement.
WCVAP 13.2 Ensure that industrial buildings do not exceed fifty feet in height.	<u>Consistent</u> . The Project's proposed building would measure up to 49 feet in height and would not exceed a height of 50 feet.
WCVAP 13.3 Discourage industrial uses which may conflict with residential land uses either directly or indirectly.	<u>Consistent</u> . The analysis presented throughout the Project's EIR demonstrates that with mitigation, the Project would not impact any residential uses in the surrounding area.
WCVAP 13.4 Require the screening and/or landscaping of outdoor storage	<u>Not Applicable</u> . The Project includes a proposed warehouse building that would facilitate



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
areas, such as contractor storage yards and similar uses.	the movement of goods, and no areas of outdoor storage are proposed.
WCVAP 13.5 Permit limited commercial uses within existing and proposed industrial development.	<u>Not Applicable</u> . Policy WCVAP 13.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
WCVAP 14.1 – 14.5: Recreational Vehicle Development	<u>Not Applicable</u> . The Project does not include any recreational vehicle uses and therefore policies WCVAP 14.1-14.5 are not applicable.
WCVAP 15.1 Except as provided in these policies, require all development within the Western Coachella Valley to adhere to the Advertising Regulations of the Riverside County Land Use Ordinance, hereinafter referred to as the “County’s Advertising Regulations.”	<u>Consistent</u> . The County would review future building permit applications for compliance with this requirement.
WCVAP 15.2 Prohibit the placement of outdoor advertising displays within the Western Coachella Valley except outdoor advertising displays that are being relocated pursuant to and in accordance with the outdoor advertising display relocation provisions of the “County’s Advertising Regulations.”	<u>Consistent</u> . The Project does not include any off-site outdoor advertising displays.
WCVAP 15.3 Incidental commercial use signage shall be oriented toward residents and visitors inside such developments. a. Free-standing or monument signs are not permitted. b. Wall signs shall be limited to 6 square feet in size and placed no higher than 8 feet high. c. All signs shall be non-illuminated. d. No more than 2 signs shall be permitted.	<u>Consistent</u> . The County would review future building permit applications for compliance with this requirement.
WCVAP 15.4 For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors. a. For purposes of this policy, scenic corridors include: <ul style="list-style-type: none"> • State Route 111 • State Route 62 • Ramon Road, between Interstate 10 and the City of Rancho Mirage 	<u>Not Applicable</u> . The Project site is not located adjacent to the right-of-way of any of the scenic corridors identified by this policy.



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
<ul style="list-style-type: none"> • Bob Hope Drive, between Interstate 10 and the City of Rancho Mirage • Washington Street, between Interstate 10 and the cities of Indian Wells and La Quinta • Palm Drive • Pierson Boulevard • Monterey Avenue, Kubic Road, Interstate 10 to the cities of Rancho Mirage-Palm Desert • State Route 74 • Country Club Drive between Washington Street and the City of Palm Desert • Fred Waring Drive • Snow Creek Road • Dillon Road • Whitewater Canyon Road • Interstate 10 • Varner Road • 42nd Avenue 	
<p>WCVAP 16.1 Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.</p>	<p><u>Consistent.</u> As documented in Subsection 4.1, <i>Aesthetics</i>, of the Project’s EIR, future development on the Project site would be subject to Riverside County Ordinance Nos. 915 and 348. Ordinance No. 915 requires that all outdoor luminaires in shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Ordinance No. 348, the Riverside County Land Use Ordinance, provides land use planning and zoning regulations that implement the County’s policy. Mandatory compliance with Ordinance Nos. 348 and 915 would ensure that all lighting and building design elements proposed by the Project are designed to prevent the creation of substantial light or glare that could affect day or nighttime views in the area.</p>
<p>WCVAP 16.2 Adhere to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.</p>	<p><u>Consistent.</u> As documented in Subsection 4.1, <i>Aesthetics</i>, of the Project’s EIR, pursuant to Section 7 of Ordinance No. 655, future building permits would be required to include specific information with regards to lighting. No building permits would be issued by the County unless the building permit applications demonstrate consistency with the various</p>



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
	provisions of Ordinance No. 655.
WCVAP 17.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the System Design, Construction and Maintenance section and standards specified in the General Plan Circulation Element.	<u>Consistent</u> . The Project would construct frontage improvements to Rio del Sol and 30 th Avenue in accordance with all applicable County requirements, including policies included in the Circulation Element.
WCVAP 17.2 Maintain Riverside County’s roadway Level of Service standards as described in the General Plan Circulation Element.	<u>Not Applicable</u> . Policy WCVAP 13.5 provides direction to County staff and decision makers and is not applicable to the proposed Project. In addition, the Project’s Traffic Study (EIR <i>Technical Appendix KI</i>) demonstrates that with construction of improvements, payment of fair-share fees, and/or payment of DIF and TUMF fees would ensure that all study area intersections meet the General Plan Circulation Element Level of Service standards.
WCVAP 17.3 Consider the following regional and community wide transportation options when developing transportation improvements in the WCVAP. a. Construct a new interchange on I-10 at Portola Avenue. b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.	<u>Not Applicable</u> . Policy WCVAP 17.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
WCVAP 18.1 Develop a system of local trails that enhances the Western Coachella Valley’s recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.	<u>Not Applicable</u> . Policy WCVAP 18.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
WCVAP 18.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element	<u>Not Applicable</u> . WCVAP Figure 8 shows that there are no planned trails in the Project area. As such, the Project would not be required to construct trails or bikeway systems in the local area.
WCVAP 19.1 Protect the scenic highways in the Western Coachella Valley 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 demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.
WCVAP 20.1 Protect visual and biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive	<u>Consistent</u> . As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Scenic Resources



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
Lands, Wetlands, and Scenic Resources sections of the Multipurpose Open Space Element.	sections of the Multipurpose Open Space Element.
WCVAP 21.1 Protect the Whitewater River watershed and habitat, and provide recreational opportunities and flood protection through adherence to policies in the Open Space, Habitat and Natural Resources Preservation section of the General Plan Land Use Element and the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.	<u>Not Applicable</u> . The Project site is not located near the Whitewater River, which occurs approximately 4.4 miles southwest of the Project site.
WCVAP 22.1 Protect biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.	<u>Consistent</u> . As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the Multipurpose Open Space Element. The analysis in EIR Subsection 4.4, <i>Biological Resources</i> , demonstrates that with the implementation of mitigation measures, the Project would be fully consistent with the CVMSHCP.
WCVAP 22.2 Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.	<u>Not Applicable</u> . The Project site does not occur in the alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.
WCVAP 23.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.	<u>Consistent</u> . As documented in EIR Subsection 4.10, <i>Hydrology and Water Quality</i> , The Project would be subject to FEMA’s CLOMR and LOMR processes, which would ensure that the proposed development is removed from the mapped floodplain, in full compliance with Ordinance No. 458.
WCVAP 23.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or 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 would be subject to FEMA’s CLOMR and LOMR processes, which would ensure that the proposed development is removed from the mapped floodplain. The Project also would be subject to the applicable requirements of the NPDES permit, and the CVWD and Riverside County Flood Control and Water Conservation District (RCFCWCD) have been provided copies of the Project’s application materials for review.
WCVAP 23.3 Create flood control projects that maximize multi-recreational use and water recharge when possible.	<u>Not Applicable</u> . Policy WCVAP 23.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
WCVAP 23.4 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.	<u>Consistent</u> . As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Flood and Inundation Hazards section of the General Plan Safety Element.
WCVAP 24.1 Minimize damage from, and exposure to, wind erosion and	<u>Consistent</u> . As demonstrated herein, the Project would be fully consistent with or



Table 2 Project Consistency with the Western Coachella Valley Area Plan Land Use Policies

WCVAP Policy	Project Consistency
blow-sand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.	otherwise would not conflict with any of the policies in the Slope and Soil Instability Hazards section of the General Plan Safety Element.
WCVAP 24.2 Require protection of soil in areas subject to wind erosion or blow-sand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.	<u>Consistent.</u> The Project would entail development of the Project site with a proposed warehouse building, water tank, and IID substation. Following development, the Project site would be fully covered with impervious surfaces or irrigated landscaping, and as such under long-term conditions the Project has no potential to result in substantial erosion hazards, including wind erosion and blow-sand.
WCVAP 24.3 Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.	<u>Consistent.</u> As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Particulate Matter section of the General Plan Air Quality Element.
WCVAP 25.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.	<u>Consistent.</u> As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Fire Hazards section of the General Plan Safety Element.
WCVAP 26.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.	<u>Consistent.</u> As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Seismic Hazards section of the General Plan Safety Element.
WCVAP 27.1 Protect life and property through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the policies of the Rural Mountainous and Open Space-Rural Land Use Designations.	<u>Consistent.</u> As demonstrated herein, the Project would be fully consistent with or otherwise would not conflict with any of the policies in the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, or the policies of the Rural Mountainous and Open Space-Rural Land Use Designations.
WCVAP 27.2 Prohibit development on slopes exceeding 25%, except as otherwise specified herein.	<u>Consistent.</u> The Project site does not include any slopes exceeding 25%, and no such slopes are proposed as part of the Project.