

Appendix I

Riverside County Environmental Justice Form

prepared October 5, 2023

Environmental Justice Form

Thermal Ranch Specific Plan et al

October 5, 2023

Applicability

Sites located within Environmental Justice boundaries have compatibility policies related to the environment and quality of life change as well as outreach. To address these policies:

1. The following checklist will be used to evaluate the submittal and will note what policies are applicable to your proposed Project and provide options for addressing the policies.
2. Community Outreach will be required to present the proposed Project. Staff will assist in scheduling a meeting with the appropriate Community Council (CC), Community Advisory (CAC), or other form of outreach when the proposed Project is not located within a MAC or CC boundary.

Development Process

Environmental Justice policies apply to proposed Projects located within the designed EJ communities. You can see a map of applicable communities by using the [Environmental Justice Mapping App](#) and on [Map My County](#). The digitized maps depict EJ communities shown on Figure LU 4.1 of the Land Use Element of the General Plan. All discretionary approvals, except for those permitted by-right uses or ministerial approval, will be evaluated with the applicable policies. Projects may include housing and/or nonresidential uses included but limited to commercial, services, industrial, agricultural, and nonprofit Projects. Generally the EJ review process is required for:

1. **New development** within the Environmental Justice Communities.
2. **Discretionary requests** for development, including residential and/or nonresidential uses and development.

Directions

Please review the following checklist to analyze your Project with respect to the Environmental Justice policies. Policies will include a response which note whether the Project can be compatible with the Environmental Justice policy by Conditions of Approval, Mitigation Measures, or Project Design Features. The response may also note if a policy is not applicable. The following describes responses:

1. **Compatible Through Mitigation Measure or Condition of Approval:** The Project meets the provision through a CEQA mitigation measure or the application of a Condition of Approval.
2. **Compatible Through Project Design Feature:** The Project meets the provision through the implementation of a design feature.
3. **Policy Not Applicable:** The policy does not apply to the Project. Some policies are not development orientated. The notes section may elaborate on why the policy is not applicable.
4. **Notes:** Elaborate and explain on the selection made in the checklist.

Important Documents and Links (Hyperlinked)

1. [Environmental Justice Mapping App](#)
2. [Map My County](#)
3. [Policies](#)
4. [Implementation Plan](#)
5. [Proposed Affected Areas](#)

Brief Project Summary

The Thermal Ranch Specific Plan project (Project), inclusive of accompanying a Tentative Tract Maps (TTM), two plot plan applications (PPAs), and a General Plan Amendment (GPA) and Change of Zone (CZ), is proposed on 619±-acres and will be comprised of a mix of uses including and centered around a 231-acre equestrian center. Please refer to the Project’s Environmental Impact Report and Project Description for further details and information on topics discussed in this Environmental Justice Form.

Health Risk Reduction

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>HC 16.5 – Location to Sensitive Receptors. Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project does not propose unhealthy, polluting, or hazardous land uses, however there are potential odors and water quality impacts associated with manure from the equestrian uses and other pollutants associated with vehicle miles travelled (VMT) during operations and construction. The Project Environmental Impact Report (EIR) will evaluate these issues and identify the design features and feasible mitigation measures that substantially lessen or avoid such impacts and ensure compatibility.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.6 – Good Neighbor Policy. For large scale logistics, warehouse and distribution Projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019, and as may be subsequently amended.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose logistics, warehouse, or distribution uses.
HC 16.10 – Compact Development. Plan for compact development Projects in appropriate locations, including in existing communities and the clustering of affordable and mixed-income housing therein, that make the most efficient use of land and concentrate complementary uses close to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s master land use plan proposes a mix of diverse uses for the site, including tourist commercial, commercial retail, and range of residential densities. The Project has been master planned to optimize pedestrian and bicycle travel within the Project, and includes a complimentary mix of uses that provides housing suitable to accommodate workers and guests of the horse show to reduce vehicle trips.
HC 16.14 – Sensitive Receptors, Pesticides and Fertilizers. Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	There are very few sensitive receptors in the Project vicinity, including three single-family residences on the east side of Tyler Street. Development of the site will end crop cultivation and associated use of agri-chemicals on these lands. The Project shall also comply with State and County-wide regulations regarding the dust control, potentially hazardous materials storage, handling, use, and disposal of these materials. See Air Quality and Hazardous Materials discussions in the Projects EIR.
HC 16.15 – Site Design and Industrial and Warehousing. Assure that site plan design protects people and land, particularly sensitive land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose industrial or warehouse development.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.16 – Landscaping, Particulate Matter, and Air Pollution. Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s Conceptual Landscape Plans and Design Guidelines propose to incorporate desert trees, shrubs, and ground covers/accents in the landscape design. The proposed landscaping will assist in stabilizing the soil and reduce particulate matter and air pollution.
HC 16.18 – Job Creation and Reduction of Vehicle Miles. Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions to improve air quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This mixed-use Project will provide 1,280-1,400 jobs to the surrounding area in hospitality, retail, food preparation, equestrian and other areas, and includes a complimentary mix of uses that provides housing suitable to accommodate workers and guests of the horse show to reduce vehicle miles traveled. In the near-term, the Project will modestly exceed County VMT thresholds but will fall within those thresholds as development continues in the area. The Project includes neighborhood-scale commercial services that will serve on-site and other local residents and visitors. See the Project’s EIR for further discussion on job creation and VMT impacts.
HC 16.22 – Industrial Water Use Discharges and Agriculture and Pesticide/Chemical Use. Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose such uses.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.23 – Industrial and Agriculture Uses and Toxic Contamination. Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose such uses.
HC 16.24 – Compatibility Criteria for Industrial, Agricultural, And Adjacent Land Uses. Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic, and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose such uses.
HC 16.25 – Mining Projects and Compatibility. Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. The Project does not propose such uses.

Food Access

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 17.2 – Building Setback and Activation of Sidewalks. Orient buildings closer to streets or provide landscaped promenades that connect buildings to bus stops with routes that provide access to shopping centers, grocery stores, and areas where farmer's markets are held.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not located close to bus stops or transportation nodes. However, public open space and recreational amenities occur along the Project perimeter with the provision of meandering sidewalks and bike paths along each public road. Each planning area will have access to these public trails with connection to the regional trail system. Developer will cooperate with SunLine Transit regarding future bus stops that may be developed especially along Harrison Street.

HC 17.3 – Site Design and Interior Spaces. Encourage site design for new development to accommodate interior spaces for recreational and other neighborhood uses, such as community gardens and farmer’s markets in order to increase access to fresh and healthy foods; and to render such spaces convenient and available to neighboring streets, neighborhoods, and other nearby facilities to fill the void or lack of small grocery stores and increase access to fresh and healthy foods within EJ Communities.

HC 17.5 – Diverse Food Establishments. Encourage the development of diverse food establishments prioritizing mom and pop healthy food establishments and community kitchens for homemade foods to be sold in areas with a high concentration of fast-food establishments, convenience stores, and liquor stores.

HC 17.6 – Affordable Access to Fruits and Vegetables. Work with local farmers and growers to develop a program to provide affordable access to fruits and vegetables grown in the area to the EJ communities. Identify and establish the location of grocery stores, healthy corner stores, farmer’s markets all of which carry a complement of healthy foods to be located in close proximity to transit nodes and other active transportation system links.

HC 17.7 – Edible Landscaping and Community Gardens. Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use Projects.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s specific plan makes provision for a neighborhood shopping center and grocery store, with areas suitable for farmer’s markets. Many residential lots will be large enough for family gardens. Each of the Project’s planning areas will have multi-modal access and connections to the Project’s shopping areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project includes a commercial retail planning area that would allow for the development of a variety of healthy restaurants, grocery stores, & mom and pop establishments among other options.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project includes a commercial retail planning area that would allow for the development of a grocery stores, farmer’s markets, etc. among other options.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s Specific Plan allows for amenity areas within each of the residential Planning Areas. These amenity areas would allow for a variety of uses, including edible landscaping and community gardens.

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 18.7 – Polluting Uses and Noticing Requirements. Discourage industrial, agricultural, and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are properly notified and involved in the decision-making process for new land-use proposals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. Project does not propose such uses. Project will be noticed per County requirements, in addition to ongoing community outreach efforts.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<p>HC 18.8 – Design to Limit Exposure of Residential Development. <i>Work with the development community including small property and mobile home park owners so new residential development, particularly for low-income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed Project encompasses 619± acres bounded by arterial roadways with planned widths of 110 to 220 feet which, along with generous building setbacks, provides some isolation of the project site from near-by crop cultivation and ag- and road-related dust. The project does not include major stationary polluters such as a landfill, chemical plant or refinery. The site design provided in the Project and associated TTMs is arranged to provide distance and separation from roadways and equestrian back-of-house operations.
<p>HC 18.9 – Design and Character of the Surrounding Area. <i>Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project proposes a specific plan which will provide development standards and design guidelines to encourage a high-quality master-planned development. The Project site is also surrounded by areas designated as AG and Residential and will not degrade the existing surrounding character.
<p>a. Use of Design Standards. <i>Using design standards of the appropriate Area Plan land use category.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project proposes a specific plan which will provide development standards and design guidelines to encourage a high-quality master-planned development. The specific plan will allow for the creation of six planning areas, each with its own set of development standards appropriate to their proposed uses and land use category.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
b. Codes and Regulations. Construction of structures in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Project will comply with the proposed specific plan’s development standards, and Riverside County’s zoning and building codes where applicable.
c. Landscaping Plan. Require that an appropriate landscape plan be submitted and implemented for development Projects subject to discretionary review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s conceptual landscape plans and Specific Plan landscape design guidelines are climate-specific and drought-tolerant. They will also be reviewed by the County and CVWD and implemented by the Project when approved. Development in the Specific Plan area that are subject to discretionary review will be required to comply with the Specific Plan Landscape Design Guidelines.
d. Drought Resistant Landscaping. Use of drought-tolerant landscaping that incorporates adequate drought-conscious irrigation systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project landscape plans provide a drought tolerant design and plant pallet that meets Coachella Valley Water District’s standards.
e. Energy Efficiency in Design. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will be designed consistent with Title 24 of the California Energy Code (California Green Code) to minimize energy and utility demand. The Project’s Conceptual Landscape Plan includes water conservation, consistent with County Ordinance No. 859. In addition, the Project’s Specific Plan provides design guidelines that encourage landscape shading, drought tolerate landscaping, building materials that can withstand the desert environment, and building forms which promote shading.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
f. Water Conservation. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought-tolerant landscaping, and water recycling, as appropriate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project's Conceptual Landscape Plan includes water conservation, consistent with County Ordinance No. 859 and these policies.
g. Innovative Design. Encourage innovative and creative design concepts.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project proposes the development of a unique equestrian, lifestyle community with complimentary uses that match jobs, housing and recreational amenities. The Project has been master planned with a focus on pedestrian, bicycle and equestrian interconnectivity within the Project. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road.
h. Public Art. 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The existing Project Site does not contain any public art or elements of historical significance. The equestrian development theme and the mix of on-site land uses will offer a variety of opportunities for public art to be integrated within different parts of the Project, including public art that will be viewable from the perimeter roadway.
i. Signage. Include consistent and well-designed signage that is integrated with the building's architectural character.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project's Specific Plan design guidelines will require signage that is integrated with the site design and compatible with the surrounding area
j. Vehicular Access. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project has been master planned to provide safe and adequate vehicular access between adjacent commercial uses. The Project's Specific Plan provides a master circulation plan (with detailed

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				road sections, access points, and standards) which would allow for safe and convenient circulation. See the Project's EIR for further discussion on transportation and traffic and associated mitigation measures.
k. Service Areas and Residential. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commercial uses, site entries, and storage bays are not adjacent to residential neighborhoods.
l. Mitigation. Mitigate noise, odor, lighting, pollution exposure, and other impacts on surrounding properties.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will be required to follow County Ordinances for odor, lighting, and pollution exposure. As explained in the EIR, the Project will not cause any noise, odor, lighting, or pollution impacts on surrounding properties.
m. Landscaping in Open Spaces and Parking Lots. Provide and maintain landscaping in open spaces and parking lots.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project landscape plans provide a drought tolerant design and plant pallet that meets Coachella Valley Water District's standards. The Specific Plan also requires that the parking lot be landscaped with drought tolerant design and plant pallet that meets Coachella Valley Water District's standards and that open spaces be landscaped with a variety of plants as outlined in the Specific Plan's landscape design guidelines and consistent with County Ordinance 859.
n. Drought Tolerant Landscaping. As feasible, maximize landscape coverage with an emphasis on drought-tolerant landscaping.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project's landscape plans and design guidelines provide a drought tolerant design and plant pallet that meets Coachella Valley Water District's standards.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
o. Preservation of Natural Features. <i>Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project in current state consists of relatively flat agricultural and entirely disturbed land. No unique natural features are present on site.
p. Pedestrian Activity. <i>Require, as feasible, that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access, and parking, supporting functions, open space, and other pertinent elements.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project has been master planned with a focus on pedestrian, bicycle and equestrian interconnectivity within the Project. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along Harrison St, Tyler St and Ave 62. Each planning area will have access to these public trails with connection to the regional trail system.
q. Integration of Parking Lots. <i>Design parking lots and structures to be functionally and visually integrated and connected.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project has been master planned to allow for meaningful and efficient integration of uses, road infrastructure, and parking lots.
r. Building Access Points. <i>As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity where such passthrough areas include wayfinding signage, street trees, grade and lateral separation from roads, all with consideration given to adequate safety lighting, and landscape screening.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project's equestrian center is intended to provide open space and recreational amenities for the Thermal Ranch community and promote an equestrian lifestyle. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road. Aforementioned pathways are to be consistent with the signage guidelines in the Specific Plan (Section 4.3) and County Ordinance 460.
s. Pedestrian Crossings. <i>Encourage safe and frequent pedestrian crossings and ensure that sidewalks and other pedestrian walkways provide continuity between land uses essential to a functional lifestyle, and as needed such</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project's equestrian center is intended to provide open space and

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>sidewalks and pedestrian walkways should provide sufficient lighting and signage to ensure public safety.</i>				recreational amenities for the Thermal Ranch community and promote an equestrian lifestyle. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road.
t. Human Scale. <i>Encourage the creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s equestrian center is intended to provide open space and recreational amenities for the Thermal Ranch community and promote an equestrian lifestyle. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road.
u. Recognition of Open Space. <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No such features are present on the site. The site has previously been operated for agricultural uses.
v. Fire Hazards. <i>Manage wildland fire hazards in the design of development proposals located adjacent to natural open space.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Project access roads will be constructed to meet Riverside County Fire Department access standards. The Project will be required to be constructed consistent with the most current California Building Code and Riverside County Ordinance 787 to minimize the potential for structural damage from a wildfire.
HC 18.12 – Safe Affordable Housing and Displacement. <i>Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Workforce housing is an important and substantial component of the Project, which also provides a wide range of

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>Affordable housing Projects should include various housing types that respond to community priorities and input.</i>				housing products. The Project site previously operated as an agricultural use, and the Project would not displace existing residents since the Project site does not have any existing residents.

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Compatible through Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 19.2 – Outdoor Recreation. <i>Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s equestrian center is intended to provide private open space and recreational amenities and promote an equestrian lifestyle. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road, as well as a new public trail along the project’s southern boundary connecting Harrison St and Tyler St. Each planning area and the general public will have access to these public trails with connection to the regional trail system. The project will also comply with County Ordinance 16.20.020 (QUIMBY)
HC 19.6 – Local Trails. <i>Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public open space and recreational amenities occur along the Project perimeter with the provision of meandering sidewalks and bike paths along each public road. Each planning area will have access to these public trails with connection to the regional trail system.

HC 19.7 – Incorporate Recreation Opportunities. Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project’s equestrian center is intended to provide private open space and recreational amenities and promote an equestrian lifestyle. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road. Each planning area will have access to these public trails with connection to the regional trail system.
--------------------------	-------------------------------------	--------------------------	---

Public Facilities

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 20.1 – Public Facilities and Supporting Infrastructure. New development should provide for public services including but not limited to solar street lighting, shading structures at bus stops, other supporting infrastructure, and extension of trash and recyclables pickup routes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Project would be required to comply with Development Impact Fees that go towards the funding of public facilities such as fire stations, police stations, and other public buildings, parks, and facilities. In addition, the Project will extend public facilities and infrastructure to the site.
HC 20.2 – Development and Internal Pedestrian Circulation. New development should promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood and connecting with existing adjacent developed areas and as applicable consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy, and amendments thereto.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project has been master planned with a focus on pedestrian, bicycle and equestrian interconnectivity within the Project. In addition, public open space and recreational amenities occur along the Project perimeter with the provision of sidewalks and bike paths along each public road. Each planning area will have access to these public trails with connection to the regional trail system.
HC 20.4 - New development and conservation land uses should 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will not infringe upon existing essential public facilities, easements, and public utility corridors

