- Have pet carriers, leashes, food bowls, food, litter boxes, litter, and other pet needs ready to go & ready to be loaded into a car.
- Make a prior arrangement to contact a neighbor or friend who might be available to help you in an evacuation situation with loading or driving a second or third vehicle, or to help with large animals such as horses, penned animals etc.
- Evacuate all family members that are not essential to preparing the house for wildfire if possible.
- Notify your emergency contact person of your plans.
- Draft an e-mail, send to friends and family about your intentions.
- Plan several evacuation routes from your home and follow local emergency personnel's directions.
- Designate a safe meeting place and contact person.
- Notify the local Humane Society or other organizations for assistance with larger animals if needed.
- Evacuate pets and livestock, do not set them loose.
- Load containers with drinking water and food.
- Take a first aid kit.

4. What to Wear:

- Wear only cotton or wool clothes, including long sleeve shirt, pants and or jacket, a hat and boots or close toed shoes.
- Carry gloves, a cotton handkerchief to cover your face and goggles to protect your eyes.
- Keep your battery powered cell phone, flashlight, and portable radio with you at all times.

5. To Go Bag Items:

- Important files, back-up disks, plug-in USB virtual drive, small compact file box ready to go. Include such things as homeowner's policy, auto policies, life & investment files, bank records etc. (or store in a fireproof safe or fireproof vault).
- Include a backup battery powered flashlight, portable radio, and extra batteries.
- Cell phone charger
- Address books for both snail mail and email that include your doctor(s) contact information.
- Prescription medications.
- Sufficient clothing for 3-5 days in him and her bags.
- Personal toiletries including: deodorant, disposable shavers, extra toothbrushes, shampoo & shaving cream, toothpaste, and feminine supplies to last 3-5 days.

- Computer backup files.
- Family heirlooms, photo albums and videos
- Inventory of home contents (consider making a video inventory now, prior to an emergency).
- ATM, credit, and debit cards.
- Medications such as ibuprofen, aspirin, and antihistamines
- Prescription glasses
- Social security cards
- Passport's
- Driver's licenses
- Take important documents such as birth certificates, health insurance cards, marriage certificates, home deed and insurance policies and power of attorney and will.
- Take masks that will reduce exposure to both disease and the inhalation of flying ash.
- Take all household & car keys, wallet, and handbag
- A container of sanitary wipes.

6. Vehicle Preparation:

- Place your vehicle on the driveway facing the street.
- Ensure that the vehicle has at least 1/2 tank of fuel in your vehicle at all times.
- Roll up the car windows and close the moon roof.
- Close the garage door but leave it unlocked.
- If you do not drive, make other arrangements for transportation in advance.

7. Other Useful Items (If time is available):

- Take cameras & expensive jewelry and important electronic devices.
- If you have enough room, consider a few items from your camping or picnic supplies
- Pillows & light blankets (in case you might have to sleep outside while evacuated).
- Take special or valuable items (make your own list).

TO:	Jessica Heidari; TK Consulting
FROM:	Phuong Nguyen, PE; CR Associates (CRA)
DATE:	July 29, 2023
RE:	Arroyo Vista Fire Evacuation Analysis – Technical Memorandum

The purpose of this technical memorandum is to assess the time required for emergency evacuation under several scenarios, assuming a wind-driven fire that results in an evacuation affecting the Arroyo Vista Project ("Project") and surrounding communities. The following discussion of evacuation traffic simulations is not intended to be an Evacuation Plan, nor include elements typically found in an Evacuation Plan. The sole purpose of the traffic simulations is to focus on the vehicle travel times in simulated evacuation events.

Background and Purpose

This memorandum provides a summary of the traffic simulations conducted for evacuation of the Project and surrounding community due to a wildfire. The simulations have been conducted for a variety of evacuation scenarios described below. Modeling potential evacuation traffic impacts requires that numerous assumptions be made to address many variables that will impact a real-life evacuation scenario, including the number of existing vehicles in the community, the number of project vehicles that will need to evacuate, the roadway capacities and whether enhancements are provided (e.g., extra lanes, lane widening, signaling intersections), the total number of intersections and how they will be operating, the final destination, the targeted evacuation area, the total mobilization time, vegetation communities, weather and wind, fire spread rates, humidity, topography, risk to homes, locations of ignitions and new fire starts, and lead time needed, etc. There are many hundreds or thousands of potential model scenarios, and every fire scenario poses variations that regularly change and are reassessed "real-time" during a wildfire. Agencies involved in implementing an evacuation order would not rely on a project-specific evacuation plan, but on situational awareness and wildfire pre-plans, which act as operational tools to provide high-level fire assessments and assets at risk, preferred evacuation approaches, and safety information to inform evacuation decision-making.

The following analysis is intended to present representative evacuation scenarios using the best available information, conservative assumptions, and the best available modeling technology. In an actual emergency, unified command will take into account numerous factors including fire location and spread rates, wind speeds and direction, humidity, topography, fuel loading, emergency access routes, evacuation routes, shelter-in-place options, time needed to evacuate, and other variables, and will issue specific evacuation or shelter-in-place directives consistent with the process and protocols outlined in the City's and County's Emergency Operations Plans. During a wildfire, residents should comply with those directives from authorities and first responders conducting the evacuation or emergency response. The evacuation traffic model used herein is appropriate for planning and comparison purposes but will likely not be relied on by first responders and should not be relied on by residents in time of an emergency; however, it provides useful information that will be provided to agencies and emergency managers.

The roadway network and vehicle input assumptions also have been selected to simulate a "worst-case" evacuation scenario that would occur on a weekend when all Project residents and the surrounding community are at home when ordered to evacuate. This "worst-case" evaluation is not required by law. Nonetheless, this preparer imposed a "worst-case" evaluation out of an abundance of caution. The assumptions that a mass evacuation would occur at on a weekend when all Project residents and the surrounding community are at home when the evacuation order is provided

represents an extreme, worst-case condition. In an actual wildfire event, phased evacuation orders would be given to provide for a more orderly evacuation, and it is likely that fewer residents would be present onsite.

Accordingly, given the highest probability wildfire scenarios that would result in evacuation, the perimeter populations in certain locations may be targeted for evacuation. This type of evacuation is consistent with management of recent wildfires throughout southern California and Riverside County, including the Palisades Fire in 2021, where the phased/surgical evacuation practice has been implemented with great success.

Project Description

The proposed Project which is located on the northwest corner of Chicago Avenue and Iris Avenue in the Woodcrest area of unincorporated County of Riverside is composed of 233 single family detached residential dwelling units. The Project is to construct the following improvement as a design feature in conjunction with development of the site:

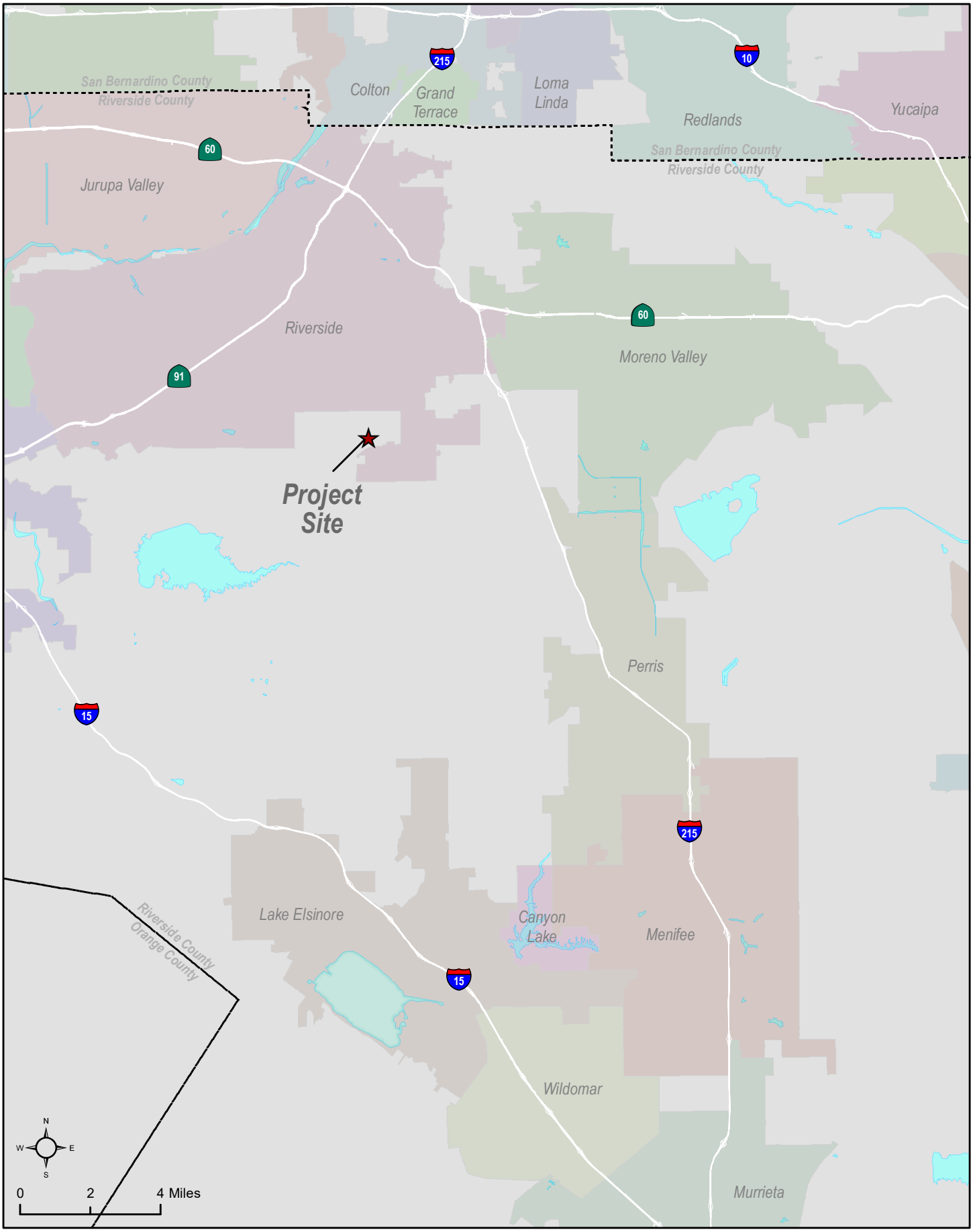
- Project to construct Iris Avenue along the Project's frontage at its ultimate half-section width as a Local Street (60-foot right-of-way) from Chicago Avenue to the Project's western boundary consistent with the County's standards.
- Project to construct existing Chicago Avenue right of way along the Project's frontage at its ultimate half-section width as a modified Local Street (60-foot right-of-way) from the emergency vehicle access to Gentian Avenue, consistent with the County's standards.

Figure 1 displays the proposed Project location and study area, and **Figure 2** displays the proposed Project site plan.

Assumptions

This evacuation analysis was performed for the Project to determine how long it would take for residents of the proposed Project and the surrounding communities to evacuate to nearby urban areas/freeway access in case of a fire emergency. Current evacuation practice typically targets the scope of the evacuation only to the area in immediate danger and placing a larger area on standby for evacuation. This practice allows for better evacuation operations, reduces gridlock, and reserves sufficient travel way for emergency vehicles. It is assumed that first responders or law enforcement will direct traffic at all major intersections during the evacuation process.

During the evacuation process, which can proceed aided by the roadside fuel modification zones and unexposed corridors, wildfire spread, and encroachment may be slowed by fire-fighting efforts that would likely include fixed wing and helicopter fire-fighting assets. Hand crews would also be deployed toward containment. None of the evacuation scenarios assumed counter-flow lanes, as these lanes are reserved for first responders, law enforcement, and fire fighters in case of unforeseen circumstances. Because the proposed Project consists of primarily residential land uses, this analysis assumed a weekend evacuation order, where all the residents are home, and that each household would take all their vehicles during an evacuation.



Arroyo Vista Evacuation Analysis

Figure 1
Regional Location

C+R



Arroyo Vista Evacuation Analysis

Figure 2
Project Site Plan

C+R

Weekend Evacuation; 100% Occupancy

CRA assumed that the evacuation would occur on the weekend when all residents are home and the parking lot associated with the Amos Temple Church is fully occupied. The assumption was that all residential and non-residential vehicles would participate in the evacuation. In an actual wildfire scenario, it is likely that fewer vehicles would be present on the Project site and within the surrounding communities when an evacuation order is given.

Weekend Evacuation is the most conservative scenario, as this scenario assumed that all residents are at home and visitors/members/patrons/employees of nearby non-commercial land uses such as the Amos Temple Church or the Flat Top Bar and would evacuate with all available vehicles.

Primary Evacuation Routes

Based upon review of previous fires, evacuation orders, and the Riverside Fire Severity Zone Map[1], it is assumed that evacuating vehicles would use the closest route to evacuate to a safe area. It is assumed that traffic evacuating from both the Project and nearby communities would use Van Buren Boulevard, Gardner Avenue, Sage Avenue, Sage Avenue, Porter Avenue, Gamble Avenue, Chicago Avenue, and other local roads to travel to more urbanized, fire-safe areas. This presents a worst-case scenario by assuming more traffic would utilize these roadways despite the other available options that may be employed in an actual evacuation scenario, such as shelter in place or targeted evacuation. **Figure 3** displays the evacuation routes and evacuation area within the study area. Detailed evacuation analysis information is provided in **Attachment A**.

No contraflow lanes were assumed to provide access.[2] Two-way travel was assumed, with evacuating vehicles traveling outbound to the Safe Zone. It is assumed that first responders or law enforcement will direct traffic at all major intersections during the evacuation process. Should evacuation managers determine that contraflow is preferred or necessary, evacuation capacity would increase while evacuation times would decrease.

Safe Zone

Based on review of the County's fire history, fires have halted along areas adjacent to wildland fuels and have not historically progressed into the more densely urbanized, irrigated, and hardscaped areas. Thus, it is assumed that evacuees are considered to reach a safe area once they travel past an urbanize area (Washington Street to the west or Wood Road to the east).

A total of five evacuation scenarios were analyzed:

- **Scenario 1** – *Existing Land Uses*: This scenario estimates the evacuation time for the existing land uses within the study area.

[1] https://koordinates.com/layer/96850-riverside-county-ca-fire-hazard-severity-zones/

[2] Contraflow or lane reversal involves directing traffic to use lanes coming from the source of a hazard to move people away from the hazard. Such a strategy can be used to eliminate bottlenecks in communities with road geometries that prevent efficient evacuations or to facilitate traffic flow out of a major urban area. Among the considerations in planning emergency contraflow are whether sufficient traffic control officers are available, potential negative impact on responding fire apparatus, access management, merging, exiting, safety concerns, and labor requirements. Contraflow configurations must be carefully planned based on on-site factors and should not be implemented in an *ad-hoc* fashion. Dudek July 2014. "Wildland Fire Evacuation Procedures Analysis" for City of Santa Barbara, California, page 65.

- **Scenario 2** – *Proposed Project Only*: This scenario assumed full evacuation of the proposed Project.
- **Scenario 3** – *Existing Land Uses with the proposed Project*: This scenario is similar to Scenario 1, with the addition of the proposed Project traffic.
- **Scenario 4** – *Existing Land Uses with Cumulative Projects*: This scenario is similar to Scenario 1 with the addition of cumulative traffic. Although the Arroyo Vista Traffic Analysis (Urban Crossroad, March 2023) identified 28 cumulative projects in the City of Riverside, 4 projects within the County of Riverside, and 14 projects in the March Joint Power Authority, none of these projects share the same evacuation route as the proposed Project. Thus, for a conservative analysis and consistent with the traffic analysis, a 10.41% ambient growth was assumed for this scenario.
- **Scenario 5** – *Existing Land Uses with Cumulative Projects with the proposed Project*: This scenario is similar to Scenario 4, with the addition of the proposed Project traffic.

Evacuating Vehicles

The number of evacuating vehicles was calculated by taking the total number of residential units and multiplying it by the average vehicle ownership of each area, full occupancy of the Amos Temple Church parking lot, and Saturday May 13, 2023 parking counts for commercial centers within the evacuation area. Average vehicle ownership, residential units, and parking calculations are provided in Attachment A. **Table 1** displays the number of vehicles evacuating under each scenario.

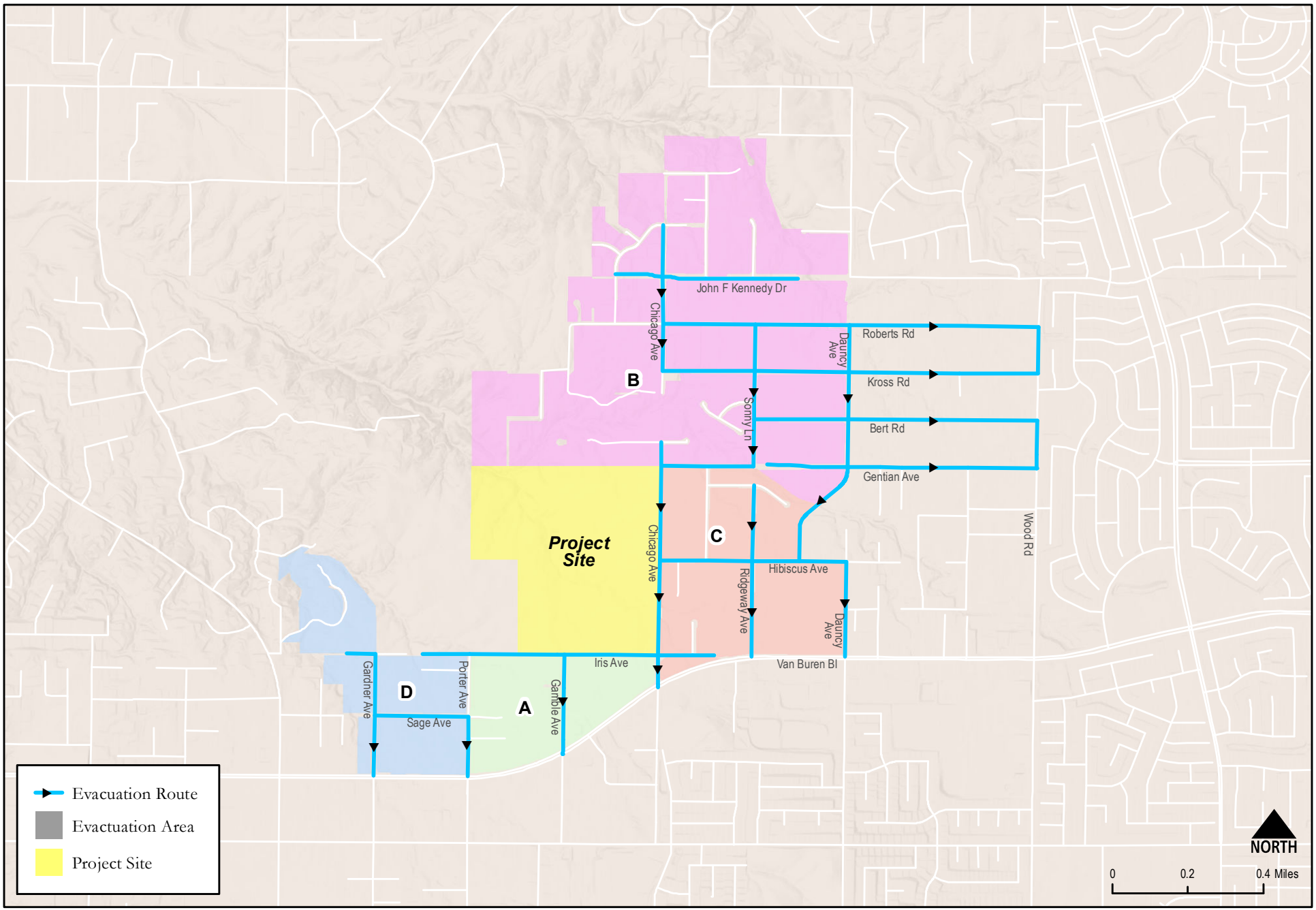
Table 1 – Evacuating Vehicles

Scenario	Number of Evacuating Vehicles					
	Nearby Land Uses (Area)				Project	Total
	A	B	C	D		
Scenario 1 – Existing Land Uses	342	740	450	430	0	1,962
Scenario 2 – Proposed Project Only	0	1	2	3	680	686
Scenario 3 – Existing Land Uses with Proposed Project	342	740	450	430	680	2,642
Scenario 5 – Existing Land Uses with Cumulative Projects	380	820	500	480	0	2,180
Scenario 6 – Existing Land Uses with Cumulative Projects with the proposed Project	380	820	500	480	680	2,860

Source: CR Associates (2023), US Census Bureau (2023), Google Maps (2023).

For this analysis, it was assumed that five percent (5%) of the vehicles involved in evacuation would be heavy vehicles (trucks with trailers). This assumption was made to account for nearby agricultural and industrial land uses which may have a higher proportion of heavy vehicles compared to regular land uses. The assumption of five percent is considered conservative, as the nationally accepted ratio of heavy vehicles to all vehicles is two percent[3].

[3] https://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_599.pdf (p.5). Given that there are no industrial land uses within the evacuation area, this assumption is very conservative in nature.



Arroyo Vista Evacuation Analysis

Figure 3
Evacuation Routes and Evacuation Area

C+R

Mass Evacuation

A mass evacuation scenario was modeled in which all area residents would evacuate at the same time. This assumption presents a worst-case scenario as all traffic would be directed to the evacuation roadways at once. Mass evacuation events can overwhelm a roadway's capacity, which, when reaching a threshold traffic density, begins to decrease traffic flow.

In an actual "real-life" wildfire event, a phased evacuation would be implemented where orders are given to evacuate based on vulnerability, location, and/or other factors, which reduces or prevents traffic surges on major roadways and improves traffic flow. The phased evacuation strategy also prioritizes the evacuation of residents in proximity to the immediate danger, giving emergency managers the ability to monitor the fire situation and decide in real time based on changing conditions whether to order additional evacuations as needed, or not.

Extreme Wildfire Event

The evacuation analysis set forth below assumes a Santa Ana-wind driven fire from the north and/or east of the study area and travels in a westerly and southerly direction. This fire condition is the one most likely to require a large-scale evacuation, and the one that creates the most risk to property and humans.

In California, wildfire-related large-scale evacuations are almost exclusively associated with wildfires that occur on extreme fire weather days, also known as "Red Flag Warning" days. These days occur when relative humidity drops to low levels and strong winds from the north/northeast are sustained. With climate change, periods in which such wildfires occur may increase. During Red Flag Warning days, vegetation is more likely to ignite and fire spread is more difficult to control. In the greater Santa Clarita region, these extreme weather days typically occur during limited periods in the late summer, fall and, occasionally, in the spring, but may occur at other times on a less frequent basis. Currently, it is not common to experience more than 15 to 20 Red Flag Warning days in a typical year. Wildfires that occur during these periods of extreme weather are driven by winds –referred to as "Santa Ana" winds – that come from the north or east and blow toward the south or west. Fires driven by these winds move very quickly, making them difficult to control. In response to such fires, emergency managers typically activate pre-planned evacuation triggers that require down-wind communities to sequentially be notified to evacuate and move to nearby urbanized areas prior to the fire's encroachment.

Wildfires that occur on non-extreme weather days behave in a much less aggressive manner and pose fewer dangers to life and property because they include less aggressive fire behavior and are easier to control. Terrain and fuel are typically the wildfire drivers. During these non-extreme weather days, vegetation is much more difficult to ignite and does not spread fire as rapidly. In these situations, firefighters have a very high success rate of controlling fires and keeping them under 10 acres. CALFIRE estimates that 90% of all vegetation fires occur during normal, onshore weather conditions and that such fires account for only 10% of the land area burned. Conversely, the 10% of wildfires that occur during extreme fire weather account for 90% of the land area burned. This data highlights that the most dangerous fire conditions are those related to a fire that moves rapidly due to high winds and low humidity, whereas under normal conditions fires are likely to be controlled with no evacuation or possibly limited extent, focused evacuations.

While it is possible that a fire driven by onshore wind (i.e., from the west) could require evacuation of the Project, such an event would be highly unusual. Moreover, due to the reduced fire behavior during normal weather periods, the evacuation would not be expected to be a large-scale evacuation of large

areas. Instead, most of the Project area population would be anticipated to remain at their locations and within their communities, with a more targeted evacuation being ordered, if any.

Analysis Methodology

The analysis methodology utilized the following equation for determining evacuation time:

Evacuation Time = (Evacuation Population / Average Vehicle Occupancy) / Roadway Capacity

To analyze the evacuation events, CRA conducted simulations using *Vissim*, a microscopic, multimodal traffic flow modeling software used to simulate different traffic conditions. In *Vissim* simulations, roadway capacity is accounted for and each vehicle in the traffic system is individually tracked through the model and comprehensive measures of effectiveness, such as average vehicle speed and queueing, are collected on every vehicle during each 0.1-second of the simulation. This software enables drivers' behaviors during an evacuation to be replicated. A total of 20 simulations were conducted to yield a reasonable sample size to determine the performance of the study area roadways and impacts during evacuation scenarios. To be conservative, CRA assumed a worst-case scenario in which all vehicles belonging to households in the study area would be used in the evacuation, instead of the necessary number of vehicles needed to evacuate the impacted population.

Evacuation Analysis & Results

Based on the analysis methodology described above, **Table 2** reflects evacuation times for each scenario. The evacuation time does not depict the time for *each* population modeled, but rather the time needed to evacuate *all* populations modeled. Populations located in closer proximity to the safe zone will safely evacuate sooner than the calculated evacuation time.

Table 2 – Evacuation Time Summary – All Scenarios

Scenario	Total Evacuation Vehicles	Evacuation Time (Hours: Minutes)				
		Nearby Land Uses				Project
		A	B	C	D	
Scenario 1 – Existing Land Uses	1,962	0:21	0:27	0:24	0:13	N/A
Scenario 2 – Proposed Project Only	686	N/A	N/A	N/A	N/A	0:26
Scenario 3 – Existing Land Uses with Proposed Project	2,642	0:24	0:39	0:31	0:18	0:31
Scenario 4 – Existing Land Uses with Cumulative Projects	2,180	0:22	0:28	0:27	0:15	N/A
Scenario 5 – Existing Land Uses with Cumulative Projects with the proposed Project	2,860	0:25	0:41	0:33	0:20	0:31

Source: CR Associates (2023).

Although there are no established thresholds for determining whether evacuation times are safe, the Federal Emergency Management Agency (FEMA) has provided a general guideline for reasonable community evacuations of 90 minutes[4]. Therefore, with the Project, the evacuation times are well within the 90-minute timeframe and the analyzed timeframe is based on a very conservative scenario, with actual evacuation times expected to occur over a shorter time frame.

[4] From Fire Services Operational Assessment, Otay Ranch Village 14, Rohde & Associates Emergency Management. 26 pp.

Analysis and Conclusion

Neither CEQA, nor the County has adopted numerical time standards for determining whether an evacuation timeframe is appropriate. Public safety, not time, is generally the guiding consideration for evaluating impacts related to emergency evacuation. The County considers a Project's impact on evacuation significant if the Project will significantly impair or physically interfere with implementation of an adopted emergency response or evacuation plan; or if the Project will expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

The County of Riverside has historically had an extremely high success rate for safely evacuating large numbers of people and doing so in a managed and strategic way using available technological innovations. Safely undertaking large-scale evacuations may take several hours or more and require moving people long distances to designated areas. Further, evacuations are fluid and timeframes may vary widely depending on numerous factors, including, among other things, the number of vehicles evacuating, the road capacity to accommodate those vehicles, residents' awareness and preparedness, evacuation messaging and direction, and on-site law enforcement control.

Notwithstanding evacuation challenges and variables, the success rate in the County of Riverside in safely managing both mass and targeted evacuations is nearly 100% safe evacuations based on research showing there were no fire-caused deaths during an evacuation. Technological advancements and improved evacuation strategies learned from prior wildfire evacuation events have resulted in a system that is many times more capable of managing evacuations. With the technology in use today in the County, evacuations are more strategic and surgical than in the past, evacuating smaller areas at highest risk and phasing evacuation traffic so that it flows more evenly and minimizes the surges that may slow an evacuation. Mass evacuation scenarios where large populations are all directed to leave simultaneously, resulting in traffic delays, are thereby avoided, and those populations most at risk populations are able to safely evacuate.

Based on the evacuation simulations above, evacuation traffic generated by the Project would not significantly increase the average evacuation travel time or result in unsafe evacuation timeframes. Although there is a potential increase in evacuation times of up to 12 minutes for existing communities, the evacuation times under the with Project conditions are all under the 90 minutes threshold provided above.

The information presented above will be provided to law enforcement and fire agencies for use in pre-planning scenarios to better inform in the field decisions made pursuant to adopted Emergency Response Plans. Emergency personnel who issue an evacuation order may consider these time estimates in determining when and where to issue evacuation orders. In a real evacuation scenario, emergency managers may use alternative actions/options to further expedite evacuation. Such actions may include providing additional lead time in issuing evacuation orders, prioritizing area at higher risks, providing alternative signal control at downstream intersections, utilizing additional off-site routes or directing traffic to roadways with additional capacity, implementing contra-flow lanes, issuing "shelter-in-place" orders when determined to be safer than evacuation, or considering the possibility of a delayed evacuation where parts of the population could be directed to remain on-site until the fire burns out in the sparse fuels around the evacuation route. These options require "in the field" determinations of when evacuations are needed and how they are phased to maximize efficiency. Overall, safe evacuation of the Project and surrounding community is possible in all modeled scenarios.

Limitations

CRA has presented a conservative analysis simulating evacuation during an extreme wildfire event. However, as discussed above, wildfires are variable events. The underlying planning principle for fire

preparedness, given the dynamic nature of a fire, is to demonstrate the availability of multiple route alternatives and response strategies to permit emergency professionals to manage their response according to the specific circumstances. The Project area provides ample route and response alternatives that were not considered in this model. Emergency responders will coordinate the safest possible evacuation based on the dynamic circumstances of the actual event, including the appropriate phasing of the evacuation, and utilization of the most appropriate ingress and egress routes for area residents and emergency responders.

The breadth of route alternatives and response strategies available to emergency professionals to manage a potential fire in the County cannot and should not be evaluated using this evacuation analysis alone.

This travel time analysis presents a reasonable vehicle travel time estimate based on professional judgment made by CRA based on after fire report from previous evacuation in Southern California. Changing any number of these assumptions can lengthen or shorten the average vehicle travel time.

For instance, a situation could arise in which professionals *may* choose to utilize additional roadways for evacuation not utilized in the analyses and *may also* choose to guide vehicle trips to more or different route permutations relative to what has been modeled in this analysis. A phased evacuation is also likely to be implemented, which improves the orderly flow of traffic in an evacuation scenario.

The net result of changing the variables selected could yield an average evacuation travel time shorter or longer than the results detailed in the analysis. Many factors can shorten or lengthen the vehicle time from the results shown herein. For example:

1. Changing the evacuation area affected by the evacuation order would affect the results.

2. Increasing or decreasing the number of path permutations and percentage of the population utilizing each route that leads out of the immediate area could shorten or lengthen vehicle travel time relative to the results shown herein.

3. Emergency professionals electing to reserve certain travel lanes for emergency vehicle ingress for periods of time could affect the travel time relative to the results shown herein.

4. Assuming evacuees utilize fewer or more vehicles to evacuate from their homes relative to the vehicle utilization rate selected in the analysis would shorten or lengthen vehicle travel time relative to the results shown herein.

5. Changing the mix of vehicle trips allocated to each evacuation route could shorten or lengthen vehicle travel time relative to the results shown herein.

6. Assuming different road condition adjustment factors could shorten or lengthen the vehicle travel time relative to the results shown herein.

7. Assuming fewer people are at home when the evacuation notice is given would reduce the number of vehicle trips and shorten vehicle travel time relative to the results shown herein. For instance, an evacuation during daytime hours could result in fewer outbound trips than assumed in this analysis.

8. Assuming some portion of vehicle trips are made in advance of the evacuation notice would reduce the number of vehicle trips relative to the results shown herein.

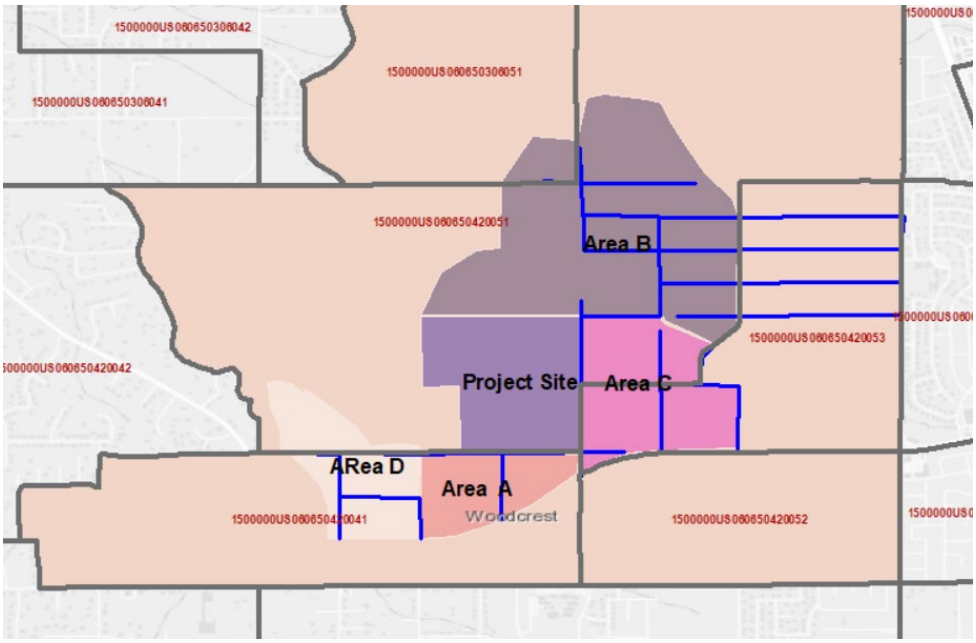
9. Assuming emergency professionals elect to implement contraflow on certain roadways to open up additional lanes for emergency evacuation egress could reduce the travel time results shown herein.

This evacuation time analysis is necessarily limited in scope given the numerous variables inherent in a wildfire and evacuation event. However, as discussed above, it is not anticipated that the Project will significantly impact evacuation of the proposed or existing surrounding communities based on evacuation times and other qualitative considerations.

Prepared by

Phuong Nguyen, PE
Senior Transportation Engineer
CR Associates

Vehicle Ownership Calculation



			Project Site		
Join ID	306051	420041	**420051**	420052	420053
Total:	778	493	665	441	307
Owner occupied:	724	427	621	385	250
No vehicle available	9	0	0	0	0
1 vehicle available	57	37	22	34	10
2 vehicles available	255	95	273	167	64
3 vehicles available	202	43	200	70	150
4 vehicles available	79	45	55	114	9
5 or more vehicles available	122	207	71	0	17
Renter occupied:	54	66	44	56	57
No vehicle available	0	19	0	0	0
1 vehicle available	0	10	16	0	30
2 vehicles available	8	18	0	28	0
3 vehicles available	37	15	0	6	8
4 vehicles available	9	0	0	22	19
5 or more vehicles available	0	4	28	0	0
Total Vehicles	2262	1682	**1899**	1196	839
Average Vehicles per HH	2.907455	3.411765	**2.855639**	2.712018	2.732899

Zone	A	B	C	D	Project
Single/Multi Family Residential	46	258	94	113	235
Average Vehicle Ownership	3.41	2.86	2.86	3.41	2.86
Total Veh (Residential) - Round up Nearest 10	160	740	270	390	680
Other LU					
Amos Temple Church (30 parking spaces)	30				
Commercial	152		180	40	
Total Evacuating Passenger Vehicles	342	740	450	430	680
Cumulative Projects (10.41% Growth)	38	80	50	50	0
Total Evacuating Passenger Vehicles under Cumulative, Rounded up to nearest 10.	380	820	500	480	680

Attachment B
Evacuation Analysis Worksheets

Existing

Start Zone	Start Gate	Start Time	End Zone	End Gate	End Time	Elapse Seconds	Elapse Time
A	1	907.805	Area A Evac	9	1519.37	611.565	0:10
A2	2	241.38	Area A Evac	9	1519.37	1277.99	0:21
B1	3	233.65	Area B Evac	10	1879.01	1645.36	0:27
B2	4	911.605	Area B Evac	10	1879.01	967.405	0:16
B3	5	917.975	Area B Evac	10	1879.01	961.035	0:16
C	6	906.97	Area C Evac	11	2398.465	1491.495	0:24
D	7	907.365	Area D Evac	12	1725.615	818.25	0:13

Existing + Project

Start Zone	Start Gate	Start Time	End Zone	End Gate	End Time	Elapse Seconds	Elapse Time
A	1	907.805	Area A Evac	9	1705.725	797.92	0:13
A2	2	241.38	Area A Evac	9	1705.725	1464.345	0:24
B1	3	233.65	Area B Evac	10	2575.92	2342.27	0:39
B2	4	911.605	Area B Evac	10	2575.92	1664.315	0:27
B3	5	917.975	Area B Evac	10	2575.92	1657.945	0:27
C	6	906.97	Area C Evac	11	2796.405	1889.435	0:31
D	7	907.365	Area D Evac	12	2029.625	1122.26	0:18
Project	8	223.525	Project Evac	13	2089.655	1866.13	0:31

Project Only

Start Zone	Start Gate	Start Time	End Zone	End Gate	End Time	Elapse Seconds	Elapse Time
Project	8	223.525	Project Evac	13	1799.665	1576.14	0:26

Cumulative

Start Zone	Start Gate	Start Time	End Zone	End Gate	End Time	Elapse Seconds	Elapse Time
A	1	907.805	Area A Evac	9	1571.895	664.09	0:11
A2	2	240.235	Area A Evac	9	1571.895	1331.66	0:22
B1	3	233.22	Area B Evac	10	1972.315	1739.095	0:28
B2	4	911.605	Area B Evac	10	1972.315	1060.71	0:17
B3	5	917.975	Area B Evac	10	1972.315	1054.34	0:17
C	6	906.97	Area C Evac	11	2534.155	1627.185	0:27
D	7	907.365	Area D Evac	12	1812.81	905.445	0:15

Cumulative + Project

Start Zone	Start Gate	Start Time	End Zone	End Gate	End Time	Elapse Seconds	Elapse Time
A	1	907.805	Area A Evac	9	1755.4	847.595	0:14
A2	2	240.235	Area A Evac	9	1755.4	1515.165	0:25
B1	3	233.22	Area B Evac	10	2733.37	2500.15	0:41
B2	4	911.605	Area B Evac	10	2733.37	1821.765	0:30
B3	5	917.975	Area B Evac	10	2733.37	1815.395	0:30
C	6	906.97	Area C Evac	11	2909.525	2002.555	0:33
D	7	907.365	Area D Evac	12	2133.85	1226.485	0:20
Project	8	223.525	Project Evac	13	2142.485	1918.96	0:31

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

April 13, 2023

Krista Mason, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.:	ZAP1562MA23
Related File Nos.:	GPA220009 (General Plan Amendment), CZ2200031 (Change of Zone), TTM38510 (Tentative Tract Map)
Compatibility Zone:	Zone D
APNs:	245-300-001 and 245-300-004

Dear Ms. Mason:

On April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. GPA220009 (General Plan Amendment), CZ2200031 (Change of Zone), TTM38510 (Tentative Tract Map), a proposal to divide 140.8 acres into 232 single-family residential lots, located on the northwest corner of Chicago Avenue and Iris Avenue, also proposes to amend the site's land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and change the site's zoning from Light Agricultural to One-Family Dwelling, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer

stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight

3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.
Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The project has been evaluated to subdivide 140.8 acres into 232 residential lots. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria**,** at the discretion of the ALUC Director

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 4-13-23 Agenda, Bookmark Agenda Item No. 3.3.
If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: TTLC Riverside Chicago, LLC (applicant)
T&B Planning Inc. (representative)
P&F Investment Company (property owner)
Gary Gosliga, March Inland Port Airport Authority
Major. David Shaw, Base Civil Engineer, March Air Reserve
Base ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

N□TI□E

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION ALUC

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

1.0 Analysis of Project Consistency with the Riverside County General Plan

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

Table 1 Project Consistency with Riverside County General Plan Policies

Project Consistency with Riverside County General Plan Policies	
General Plan Land Use Element	
LU 1.1 through LU 1.12: The Administration policies of the General Plan (Policies LU 1.1 through LU 1.12) generally provide guidance to County staff and decision makers with respect to administration of the Land Use Element.	Consistent. 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, and 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: (AI 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.	Consistent. The Project Applicant proposes a General Plan Amendment (GPA) and Change of Zone (CZ) to change the land use designations and zoning designations as applied to the Project site to allow for development with residential and open space land uses, water quality basins, and backbone roadways. Additionally, the Project proposes to cluster residential uses on site in accordance with General Plan policies that promote clustering to avoid sensitive natural resources. The Project is located near residential and commercial areas. The land uses proposed by the Project are consistent with the patterns and distribution of use and density depicted on the General Plan Land Use Map and LMWAP Map, and are consistent with the Project site's underlying Foundation Component designation of Rural Community. As documented throughout the Project's EIR, the Project site is not environmentally sensitive or subject to severe natural hazards. The area envisioned for future residential development is subordinate to the existing County General Plan and LMWAP's goal of developing the site to guide the evolving character of the surrounding area. Thus, the Project as proposed is consistent with Policy LU 2.1.
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,	Consistent. 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 Use Maps and LMWAP Land Use Map. Although the Project

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
recreation, shopping, public facilities and housing. b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance. d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation. e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision. f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network). g. Provide the opportunity to link communities through access to multi-modal transportation systems.	proposes a GPA to change the site's land use designations to allow for development with residential and open space land uses, the proposed land uses would consist of land uses that the General Plan identifies for development with rural (i.e., Rural Community) land uses. The Project would promote development of underutilized parcels which are located in Rural Community areas, as identified on the General Plan Land Use Map, and would create street and trail networks that directly connect local neighborhoods, and that are friendly to pedestrians, bicyclists, and others using non-motorized forms of transportation. The Project is not a designated site for Riverside Transit Agency public transit stops.
LU 3.2: Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)	Consistent. The Project accommodates approximately 23.75 acres of open space, including a 16-foot-wide recreational trail, and utilizes the clustering of lots to preserve the existing natural drainage areas and upland areas. A portion of lots include manufactured slopes and conservation easements to buffer development away from the existing natural drainage areas.
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)	Consistent. The Project's design proposes residential, recreational, and open space land uses that would complement other existing and planned developments in the immediate vicinity of the Project site, and the evolving rural and low-density character of the area. The Project includes a corresponding Tentative Tract Map (TTM), which would provide site design elements that complements the evolving rural and low-density character of the area. The TTM would ensure that development on Project site does not conflict with existing or planned surrounding land uses and that future development occurs in a manner that would exhibit a special sense of place and quality of design through the implementation of complementary land use interfaces and proper buffers between different land uses. Therefore, the Project is consistent with Policy LU 3.3.
LU 3.4: Allow techniques, such as incentives or transfer of development credit programs or other	Not Applicable. Policy LU 3.4 provides guidance to County staff

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
mechanisms, to achieve more efficient use of land. (AI 9, 30)	and decision makers. The Project would not conflict with Policy LU 3.4.
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)	Not Applicable. Policy LU 3.5 provides guidance to County staff and decision makers. The Project would not conflict with Policy LU 3.5.
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) 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. k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods. l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.	Consistent. Future development on site would be subject to compliance with Riverside County's Zoning Ordinance and Clustering guidelines, to ensure future development visually enhances and does not degrade the character of the surrounding area. Additionally, all future development would be required to comply with Riverside County's building and other pertinent codes and regulations. The Project utilizes water conservation techniques, including basins, and would require that landscape plans be required in the future in conjunction with implementing developments. All future development would be subject to compliance with Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR). The Project promotes innovative and creative design concepts through the use of clustering. All entrances into the site were designed to minimize conflicts with existing adjacent residential neighborhoods. As discussed throughout the Project's EIR, with mitigation measures the Project would minimize impacts on surrounding properties, including impacts due to noise, odor, and lighting. The remaining components of Policy LU 4.1 are not applicable to the proposed Project.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
m. Provide and maintain landscaping in open spaces and parking lots. n. Include extensive landscaping. 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. 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. q. Design parking lots and structures to be functionally and visually integrated and connected. r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity. s. Establish safe and frequent pedestrian crossings. 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. 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. v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.	
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) a. Provide proactive code enforcement activities. 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. c. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.	Not Applicable. 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.
LU 4.3: Create programs to ensure historic preservation. (AI 1)	Not Applicable. Policy LU 4.3 provides direction to County staff and decision makers, and is not applicable to the proposed Project.
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.	Not Applicable. As documented in EIR Subsection 4.5, *Cultural Resources*, there are no significant historic resources on the Project site under existing conditions as defined by the CRHR and CEQA.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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)	Not Applicable. As documented in EIR Subsection 4.5, *Cultural Resources*, there are no historically significant buildings on the Project site under existing conditions.
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.	Not Applicable: The proposed Project consists of 231 lots designated Low Density, with an overall project density of 1.6 du/ac. The Project does not propose high density residential use and is not near transportation hub. Thus, Policy LU 4.6 is not applicable.
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)	Consistent. Potential impacts to public services and transportation systems are evaluated in EIR Subsections 4.16, *Public Services*, 4.18, *Transportation*, and 4.20, *Utilities and Service Systems*. As documented in these Subsections, the Project proposes to provide all necessary utility and transportation infrastructure to support the proposed development. Therefore, the Project as proposed is consistent with LU 5.1.
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)	Not Applicable. Policy LU 5.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 5.3: Review all projects for consistency with individual urban water management plans (AI 3)	Consistent. As documented in EIR Subsection 4.20, *Utilities and Service Systems*, the Project would be consistent with the Urban Water Management Plan (UWMP) of the Western Municipal Water District (WMWD). Thus, the Project would be consistent with Policy LU 5.3.
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)	Consistent. 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. Thus, the Project would be consistent with Policy LU 5.4.
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	Consistent. The Project would be in conformance with Article VI, Section 6.1 of Riverside County Ordinance No. 348. Thus, the Project does not conflict with Policy LU 6.1.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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.	
LU 6.2: Encourage cities to adopt day care facility policies that are consistent with Riverside County's day care facility policies.	Not Applicable. 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)	Consistent. The Project has been designed to ensure compatibility with the County General Plan, LMWAP, and surrounding land uses, through site planning, building design, street design, landscaping, and other design elements. Although the Project involves an amendment to the General Plan, the range of land uses are consistent with the Rural Community Foundation Component applied to the Project site by the General Plan Land Use Map. The concurrent Tentative Tract Map ensures that future on-site residential uses do not result in any impacts or incompatibility issues with respect to surrounding residential development. Thus, the Project would be consistent with Policy LU 7.1.
LU 7.2: Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space-Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.	Not Applicable. Policy LU 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 7.3: Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)	Consistent. The Project provides site design elements that complements the evolving rural and low-density character of the area and accommodates 23.75 acres of open space, including a 16-foot-wide recreational trail, which would buffer the proposed community from existing development. The concurrent Tentative Tract Map (TTM) would ensure that development on Project site does not conflict with existing or planned surrounding land uses and that future development occurs in a manner that would

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
	exhibit a special sense of place and quality of design through the implementation of complementary land use interfaces and proper buffers between different land uses. Thus, the Project is consistent with Policy LU 7.3.
LU 7.4: Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)	Consistent: The Project proposes residential and open space land uses. As documented in the Project's EIR, the Project would not result in impacts from noise, noxious fumes, glare, or shadowing (refer to EIR Subsections 4.1 4.3, and 4.13). The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable level of service (LOS).
LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3).	Consistent. The Project proposes to accommodate 23.75 acres of open space, which would provide adequate buffers to surrounding agricultural and rural land uses surrounding the Specific Plan. Thus, the Project would be consistent with Policy LU 7.5.
LU 7.6: Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)	Not Applicable. The Project site is not immediately adjacent to National Forests. 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.	Consistent. The Project proposes to preserve the natural watercourses on site along with appropriate buffers between proposed development and the watercourses and associated habitat. Thus, the Project would be consistent with Policy LU 7.7.
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.	Consistent. According to Riverside County GIS, and as shown on, the northwest corner of the Project site is classified as having a "Very High" susceptibility to wildland fire hazards. Areas to the north, east, west, and south of the Project site also are classified as having a "Very High" susceptibility to wildland fire hazards. As discussed in further detail in Subsection 4.21, *Wildfire*, of the Project's EIR, a site-specific Fire Protection Plan (FPP) was prepared by FireWise, and is included as EIR *Technical Appendix L*. Based on the results of the Project's PP, Firewise recommends implementation of Fuel Modification Zones (FMZs) between proposed development on site and open space areas subject to wildland fire hazards.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
	These recommendations would be enforced by the County as part of their review of future implementing actions (e.g., grading permits and building permits). As concluded by the Project's FPP, implementation of requirements for fire abatement, including the provision of FMZs and additional measures where a 100-foot FMZ cannot be accommodated, as well as site design features (e.g., asphalt roads, parking areas, irrigated landscaping), would reduce the risk of wildfire hazards occurring on site to acceptable levels and the Project would be consistent with Policy LU 7.8.
LU 7.9: Require buffers between urban uses and adjacent solid waste disposal facilities.	Not Applicable. There are no active solid waste disposal facilities abutting the Project site. Thus, Policy LU 7.9 is not applicable to the proposed Project.
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.	Not Applicable. No forested lands with at least 10% coverage of mature conifer trees, forest land, or timber occur on the Project site. Thus, Policy LU 7.10 is not applicable to the proposed Project.
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)	Consistent. The Project accommodates a mix of lot sizes, ranging from 10,890 square feet (sf) to more than 1 acre in size, which would maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity. Thus, the Project would be consistent with Policy LU 8.1.
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)	Not Applicable. The Project accommodates residential land uses and would not propose business or commercial uses. Thus, Policy LU 8.2 is not applicable to the proposed Project.
LU 8.3: Promote the development of focused employment centers rather than inefficient strip commercial development.	Not Applicable. The Project accommodates residential land uses and would not propose business or commercial uses. Thus, Policy LU 8.3 is not applicable to the proposed Project.
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)	Not Applicable. 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)	Not Applicable. Policy LU 8.5 provides direction to County staff and decision makers and is not applicable to the proposed

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
	Project.
LU 8.6: Create practical incentives for business development, and avoid disincentives. (AI 9, 17)	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. The Project proposes residential development, and does not propose commercial or industrial land uses. Thus, Policy LU 8.8 is not applicable to the proposed Project.
LU 8.9: Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.	Not Applicable. Policy LU 8.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.10: Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.	Not Applicable. The Project proposes residential development, and does not propose commercial or industrial land uses. Thus, Policy LU 8.10 is not applicable to the proposed Project.
LU 8.11: Encourage the involvement of business leaders in overall economic development strategies. (AI 17)	Not Applicable. Policy LU 8.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 8.12: Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.	Consistent. The Project accommodates residential land uses in close proximity to commercial businesses along Van Buren Boulevard, which would provide future residents with potential job opportunities in close proximity to the Project site. Thus, the Project would be consistent with Policy LU 8.12.
LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)	Consistent: The Project proposes the permanent preservation of riparian habitat and water features via conservation of 23.75 acres of the Project site as open space and provides a 16-foot-wide recreational trail that would include passive recreational amenities to complement the scenic value of the area. Thus, the Project would be consistent with Policy LU 9.1.
LU 9.2: Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)	Consistent: 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, *Air Quality*) or the Clean Water Act (as discussed in EIR Subsection 4.10, *Hydrology and Water Quality*).

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PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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)	Consistent. The Project accommodates 23.75 acres of open space, which would provide recreational amenities via proposed trails and would serve as community separators. Thus, the Project would be consistent with Policy LU 9.3.
LU 9.4: Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, 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)	Consistent. The use and clustering of minimum 10,890 square foot lots within the Rural Community Foundation Component is consistent with the County's clustering and density guidelines for sites within the Rural Community Foundation Component, which are adjacent to Community Development Foundation Component areas, as stated in Note #3 to Table LU-4, Land Use Designation Summary. The Project preserves the existing natural drainage areas and upland areas within portions of the site by clustering lots, with a minimum of 10,890 sf lot size, primarily within the internal areas of the site, and utilizing a combination of ½-acre and 1-acre lots and open space along the north, east, northwest, and southern project boundaries to buffer the project site from the surrounding rural residential neighborhoods. A portion of lots include manufactured slopes and conservation easements to buffer development away from the existing natural drainage areas. Thus, the Project would be consistent with Policy LU 9.4.
LU 9.5: In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)	Not Applicable. Policy LU 9.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	Not Applicable. The Project site is not classified by the State Geologist as an area that contains known mineral deposits.
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.	Not Applicable. The Project site is not classified by the State Geologist as an area that contains known mineral deposits .
LU 10.1: Require that new development contribute their fair share to fund infrastructure and public	Consistent. As discussed in EIR Section 4.16, *Public Services*,

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facilities such as police and fire facilities. (AI 3)	although impacts to public services would be less than significant, the Project Applicant is required to comply with Riverside County Ordinance No. 659 and pay school fees authorized by California Government Code §§ 65995.5-65998 as a matter of law. These regulatory requirements are included in the EIR as Applicable County Regulations and Design Requirements which address the Project's increased demand on fire services, sheriff services, public school services, public libraries, and health care facilities. Because the Project Applicant would pay Development Impact Fees (DIF) to Riverside County pursuant to County Ordinance No. 659, and payment impact fees to the Riverside Unified School District (RUSD) authorized by California Government Code §§ 65995.5-65998, the Project would be consistent with LU 10.1.
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)	Consistent. A fiscal impact analysis was prepared for the Project, which demonstrates that the Project would not have a negative fiscal impact on the County of Riverside. Thus, the Project would be consistent with Policy LU 10.2.
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)	Not applicable. The Project proposes a mixture of residential and open space land uses, and does not propose commercial or industrial land uses. Thus, Policy LU 11.1 is not applicable to the proposed Project.
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)	Consistent: A Project-specific Air Quality Impact Analysis was prepared for the Project (refer to *Technical Appendix B1* to the Project's EIR), which is summarized in Subsection 4.3, *Air Quality*, of the Project's EIR. As concluded therein, the Project would not subject nearby sensitive receptors to substantial pollutant concentrations. Thus, the Project would be consistent with Policy 11.2.
LU 11.3: Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	Consistent. The Project consists of 140.7-acre development consisting of residential uses. The project will utilize clustering to concentrate development within the Project site and encourage walkability and reduction on automobile use. The Project will be in conformance with permitted uses within Article VI, Section 6.1 of Riverside County Ordinance No. 348. Thus, the Project would be consistent with Policy 11.3.
LU 11.4: Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access as alternative modes of

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	transportation, which would help improve air quality. Additionally, transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Thus, the Project would be consistent with Policy LU 11.4.
LU 11.5: Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	Consistent. As documented in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would reduce Greenhouse Gases to the maximum feasible extent, and would not conflict with the County's Climate Action Plan. Thus, the Project would be consistent with Policy LU 11.5.
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) 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.	Not Applicable. The Project site does not contain substantial slopes, canyons, or other significant elevation changes. Thus, Policy LU 12.1 is not applicable to the proposed Project.
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.	Consistent. The Project accommodates residential and open space uses in an area that is largely composed of existing residential development and open space. The Project also incorporates meandering trails, sidewalks, and other pedestrian access throughout the community. These amenities and design features would serve to reduce reliance on the automobile and would improve opportunities for pedestrian, bicycle, and transit use, thereby helping to minimize congestion and air pollution. Thus, the Project would be consistent with Policy LU 13.1.
LU 13.2: Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	Not Applicable. The Project proposed residential land use and is not located near existing or planned transportation facilities.

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	Thus, Policy LU 13.2 is not applicable to the proposed Project.
LU 13.3: Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.	Not Applicable. This policy provides guidance for the siting of transit stations, and is not applicable to the Project. Thus, Policy LU 13.3 is not applicable to the proposed Project.
LU 13.4: Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)	Consistent. The Project accommodates residential and open space uses in an area that is largely existing residential development. The Project also incorporates meandering trails, sidewalks, and other pedestrian access throughout the community. These amenities and design features would serve to reduce reliance on the automobile and would improve opportunities for pedestrian, bicycle, and transit use, thereby enhancing multi-modal linkages in the local area. Thus, the Project would be consistent with Policy LU 13.4.
LU 13.5: Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.	Consistent. Traffic calming elements would be identified in conjunction with future implementing development on site, if determined necessary. Thus, the Project would be consistent with Policy LU 13.5.
LU 13.6: Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)	Consistent. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy LU 13.6.
LU 13.7: Review projects for consistency with Riverside County's Transportation Demand Ordinance. (AI 3)	Consistent. There are no components of the Project that would conflict with Riverside County Ordinance No. 726.
LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)	Consistent: The Project accommodates 23.75 acres of open space and a 16-foot-wide recreational trail, which would function as land use transitions and visual and noise buffers between Project residential homes and the existing residential neighborhoods to the south, north, and west. There are no other outstanding scenic vistas or visual features on the Project site under existing conditions. Thus, the Project would be consistent with Policy LU 14.1.
LU 14.2: Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)	Not Applicable. The Project site is not located within any scenic corridors, such as scenic highways. Thus, Policy LU 14.2 is not applicable to the proposed Project.
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	Not Applicable. The Project site is not located near or within a Designated and Eligible State and County scenic highway

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compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)	corridor. Thus, Policy LU 14.3 is not applicable to the proposed Project.
LU 14.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways. (AI 3)	Not Applicable. The Project site is not located near or within a Designated and Eligible State and County scenic highway corridor. Thus, Policy LU 14.4 is not applicable to the proposed Project.
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)	Consistent. As part of the Project, any new or relocated electric or communication distribution lines would be placed underground. Thus, the Project would be consistent with Policy LU 14.5.
LU 14.6: Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3,79)	Not Applicable. The Project site is not located near or within a Designated and Eligible State and County scenic highway corridor. Thus, Policy LU 14.6 is not applicable to the proposed 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)	Not Applicable. The Project site is not located near or within a Designated and Eligible State and County scenic highway corridor. Thus, Policy LU 14.7 is not applicable to the proposed Project.
LU 14.8: Avoid the blocking of public views by solid walls. (AI 3)	Consistent. As discussed in EIR Subsection 4.1, *Aesthetics*¸ the Project would not obstruct any public views of visual resources, including due to proposed walls and fencing. Thus, the Project would be consistent with Policy LU 14.8.
LU 15.1: Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.	Not Applicable. 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)	Consistent. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the ALUC public hearing on XX/XX/XXXX. The Project shall be in compliance with conditions set forth by ALUC. Thus, the Project would be consistent with Policy LU 15.2.
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)	Not Applicable. The Project does not entail any amendments to an airport land use compatibility plan. Thus, Policy LU 15.3 is not applicable to the proposed Project.
LU 15.4: Prior to the adoption or amendment of the General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the Airport Influence Area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the Airport Land Use Law. (AI 3)	Consistent. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the ALUC public hearing on XX/XX/XXXX. The Project shall be in

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	compliance with conditions set forth by ALUC. Thus, the Project would be consistent with Policy LU 15.4.
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.	Not Applicable. Policy LU 15.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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: a. There is a question as to the purpose, intent or interpretation of an ALUCP; or b. Assistance is needed in airport land use matters.	Not Applicable. Policy LU 15.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Consistent. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the ALUC public hearing on XX/XX/XXXX. Thus, the Project would be consistent with Policy LU 15.4.
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)	Not Applicable. 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 runway at the MARB occurs approximately 4.5 miles of the Project site. Thus, Policy LU 15.8 is not applicable to the proposed Project.
LU 15.9: Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)	Consistent. The Project would not encroach upon or adversely affect the use of navigable airspace. Thus, the Project would be consistent with Policy LU 15.9.
LU 16.1: through LU 16.13: Wind Energy Resources	Not Applicable. Policies LU 16.1 through LU 16.13 are related to wind energy resources and are not applicable to the proposed Project.
LU 17.1: Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.	Consistent. Pursuant to the Title 24 regulations that will be in effect at Project buildout, and as required by Measure R2-CE1 of the Riverside County Climate Action Plan (CAP), the Project Applicant would be required to show that 20 percent of the building's energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset are demonstrated by the Project Applicant to be infeasible. Thus, the Project would be consistent with Policy LU 17.1.
LU 17.2: Permit and encourage, in an environmentally and fiscally responsible manner, the	Not Applicable. Policy LU 17.2 provides direction to County

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development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.	staff and decision makers and is not applicable to the proposed Project.
LU 18.1: Ensure compliance with Riverside County's water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather based controllers and utilize state-of-the-art water-efficient irrigation components.	Consistent. Future implementing projects on site would be subject to compliance with Riverside County Ordinance No. 859, and 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.	Consistent. Future implementing projects on site would be subject to compliance with Riverside County Ordinance No. 859, and the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List.
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.	Consistent. The Project is designed to reduce run-off and minimize use of irregularly shaped turf areas by accommodating a water quality basins in the center of the Project and a lift station in the western portion of the Project site. Thus, the Project would be consistent with Policy LU 18.3.
LU 18.4: Coordinate Riverside County water-efficiency efforts with those of local water agencies. Support local water agencies' water conservation efforts.	Not Applicable. 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.	Not Applicable. Recycled water is not available in the Project area.
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	Not Applicable. Policy LU 18.6 provides direction to County staff and decision makers and is not applicable to the proposed

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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: a. Develop tools designed to assist landowners with converting to attractive, drought tolerant landscapes. 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. c. Promote the use of drought tolerant plants and irrigation components.	Project.
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.	Not Applicable. The Project does not propose any density transfers, and is not located within a Rural Village Overlay Study Area or within MSHCP Criteria Cells, however the Project would be fully consistent with the Western Riverside County MSHCP requirements. Thus, Policy LU 19.1 is not applicable to the proposed Project.
Policies LU 20.1 through LU 20.12: Agriculture	Not Applicable. Policies LU 20.1 through LU 20.12 relate to designation of agricultural lands, and are not applicable to the proposed Project.
Policies LU 21.1 through LU 21.7: Rural	Not Applicable. Policies LU 21.1 through LU 21.7 relate to designation of rural lands, and are not applicable to the proposed Project.
LU 22.1: Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)	Consistent. The Project has been designed to minimize the amount of grading required, and generally would preserve the site's existing natural contours. Thus, the Project would be consistent with Policy LU 22.1.
LU 22.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)	Consistent. As documented throughout the Project's EIR, adequate circulation facilities, water resources, and sewer facilities are available to serve the Project or would be constructed or improved by the Project. Thus, the Project would be consistent with Policy LU 22.2.
LU 22.3: Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)	Consistent. The Project proposes 23.75 acres of open space areas and would accommodate open space buffers surrounding areas proposed for development with residential uses. Additionally, the proposed residences on site would be clustered to minimize the overall development footprint. Clustering dwelling units on site and providing buffers would ensure that the Project does not adversely impact the open space and rural character of the surrounding area, in conformance with Policy LU 22.3.

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LU 22.4: Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.	Consistent. The Project has been designed to cluster proposed residential uses on lots ranging from 10,890 square feet (sf) to more than 1 acre in size. The use and clustering of minimum 10,890 square foot lots within the Rural Community Foundation Component is consistent with the County's clustering and density guidelines for sites within the Rural Community Foundation Component, which are adjacent to Community Development Foundation Component areas, as stated in Note #3 to Table LU-4, Land Use Designation Summary. The Project preserves the existing natural drainage areas and upland areas within portions of the site by clustering lots, with a minimum of 10,890 sf lot size, primarily within the internal areas of the site, and utilizing a combination of ½-acre and 1-acre lots and open space along the north, east, northwest, and southern project boundaries to buffer the project site from the surrounding rural residential neighborhoods. A portion of lots include manufactured slopes and conservation easements to buffer development away from the existing natural drainage areas. Thus, the Project would be consistent with Policy LU 22.4.
LU 22.5: Encourage parcel consolidation. (AI 29)	Not Applicable. Policy LU 22.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 22.6: Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)	Not Applicable. Policy LU 22.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LU 22.7: Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria: a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres. b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway. c. The proposed use may not be located within 2 miles of a Commercial land use designation. d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area. e. The proposed use shall be implemented through allowed uses and related development	Not Applicable. The Project does not propose commercial uses. Thus, Policy LU 22.7 is not applicable to the proposed Project.

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standards of the Rural Commercial (C-R) Zone (AI 1).	
LU 22.8: An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348: a. This amendment shall be located within a city's sphere of influence area. b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area. c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre. d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line	Not Applicable. The Project will remain within the existing Rural Community Foundation Component and does not propose to amend from the Foundation Component. Thus, Policy LU 22.8 is not applicable to the proposed Project.
Policies LU 23.1 and LU 23.2: Open Space	Not Applicable. Policies LU 23.1 and LU 23.2 relate to designation of open space lands, and are not applicable to the proposed Project.
LU 24.1: 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.	Consistent. The Project shall comply with CDFW and USFWS regulatory permitting processes, if necessary. There are no components of the proposed Project that would conflict with Policy LU 24.1.
Policies 25.1 through LU 25.4: Open Space - Recreation	Not Applicable. Policies LU 25.1 through LU 25.4 relate to designation of Open Space – Recreation lands, and are not applicable to the proposed Project.
Policies LU 26.1 through LU 26.6: Open Space – Rural	Not Applicable. Policies LU 26.1 through LU 26.6 relate to designation of Open Space – Rural lands, and are not applicable to the proposed Project.
Policies LU 27.1 through LU 27.5: Open Space – Mineral Resources	Not Applicable. Policies LU 27.1 through LU 27.5 relate to designation of Open Space – Mineral Resources lands, and are not applicable to the proposed Project.
LU 28.1: Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.	Consistent. The Project would be located in an area designated for residential development by the General Plan, and proposes to accommodate appropriately designated single-family residential units.
LU 28.2: Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.	Consistent. The Project does not propose the development of higher density residential units. Thus, Policy LU 28.2 is not

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	applicable to the proposed Project.
LU 28.3: Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)	Not Applicable. As documented in EIR Subsections 4.18, *Transportation*, and 4.20, *Utilities and Service Systems*, adequate circulation facilities, water resources, and sewer facilities exist or are planned to meet the demands of the proposed residential uses within the Project. Thus, Policy LU 28.3 is not applicable to the proposed Project.
LU 28.4: Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.	Consistent. The Project would provide housing opportunities for residents with a wider range of income levels in this rural area, by accommodating homes on a mix of lot sizes ranging from 10,800 square feet to lots larger than 1-acre. Thus, the Project would be consistent with Policy LU 28.4.
LU 28.5: Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the community. These amenities and design features would improve opportunities for pedestrian and bicycle connections, thereby enhancing multi-modal linkages in the local area. Thus, the Project would be consistent with Policy LU 28.5.
LU 28.6: Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)	Consistent. The Project would be in conformance with development standards within Article VI, Section 6.1 of Riverside County Ordinance No. 348. The concurrent Tentative Tract Map (TTM) would ensure that development on Project site does not conflict with existing or planned surrounding land uses a through the implementation of complementary land use interfaces and proper buffers between different land uses. Thus, the Project does not conflict with Policy LU 28.6.
LU 28.7: Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.	Not Applicable. The Project accommodates roadways in conformance with the General Plan Circulation Element. Reduced street widths would be considered as part of future implementing developments within the Project site. Thus, Policy LU 28.7 is not applicable to the proposed Project.
LU 28.8: Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.	Not Applicable. The Project proposes single-family residential uses and is not identified for the provision of activity centers. Thus, Policy LU 28.8 is not applicable to the proposed Project.
LU 28.9: Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.	Consistent. The Project proposes to establish appropriate lot size transitions, clustering, and open space buffers to maximize integration with and connectivity to surrounding neighborhoods. Thus, the Project would be consistent with Policy LU 28.9.

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LU 28.10: Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)	Consistent. The Project proposes to establish appropriate lot size transitions, clustering, and open space buffers to maximize integration with and visually enhance the character of the immediate area. As documented in EIR Subsection 4.1, *Aesthetics*, the Project would have less-than-significant impacts to the surrounding areas. Thus, the Project would be consistent with Policy LU 28.10.
LU 28.11: Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)	Not Applicable. The Project does not include any special needs housing. Thus, Policy LU 28.11 is not applicable to the proposed Project.
LU 28.12: Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.	Not Applicable. Policy LU 28.12 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies LU 29.1 through LU 29.10: Commercial Area Plan Land Use Designations	Not Applicable. Policies LU 29.1 through LU 29.10 relate to designation of Commercial lands, and are not applicable to the proposed Project.
Policies LU 30.1 through LU 30.9: Industrial and Business Park Area Plan Land Use Designations	Not Applicable. Policies LU 30.1 through LU 30.9 relate to designation of Industrial and Business Park lands, and are not applicable to the proposed Project.
Policies LU 31.1 through LU 31.7: Public Facility Area Plan Land Use Designations	Not Applicable. Policies LU 31.1 through LU 31.7 relate to designation of Public Facility lands, and are not applicable to the proposed Project.
Policies LU 32.1 through LU 32.12: Community Center Area Plan Land Use Designations	Not Applicable. Policies LU 32.1 through LU 32.12 relate to designation of Community Center lands, and are not applicable to the proposed Project.
Policies LU 33.1 and LU 33.2: Mixed Use Area	Not Applicable. Policies LU 33.1 and LU 33.2 relate to designation of Mixed Use lands, and are not applicable to the proposed Project.
Policies LU 33.1 through LU 33.3: Community Center Overlay	Not Applicable. 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.
Polices LU 34.1 through LU 34.5: Rural Village Overlay and Rural Village Land Use Overlay	Not Applicable. 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	Not Applicable. The Project site is not located within the Closed Landfill Policy Area. Thus, Policy LU 35.1 is not applicable to

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Health to assure that future development is designed to protect public health and safety.	the proposed Project.
Policies LU 36.1 through LU 36.4: Eastern Riverside County Desert Areas (Non-Area Plan)	Not Applicable. The Project site is not located within the eastern Riverside County desert areas. Thus, Policy LU 36.1 is not applicable to the proposed Project.
Policies LU 37.1 through 37.5: Areas Subject to Indian Jurisdiction	Not Applicable. The Project site is not subject to Native American jurisdiction. Thus, Policy LU 37.1 is not applicable to the proposed Project.
GENERAL PLAN CIRCULATION ELEMENT	
C 1.1: Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan, Figure C-1. (AI 49)	Not Applicable. Policy C 1.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 1.2: Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.	Not Applicable. 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)	Not Applicable. 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.	Consistent. The Project would utilize existing infrastructure and utilities to the maximum extent practicable, and would extend infrastructure only as necessary to serve future uses on site. Thus, the Project would be consistent with Policy C 1.4.
C 1.5: Evaluate the planned circulation system as needed to enhance the arterial highway network to respond to anticipated growth and mobility needs. (AI 49)	Not Applicable. 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)	Not Applicable. 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.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access as alternative modes of transportation. Thus, the Project would be consistent with Policy C 1.7.
C 1.8: Ensure that all development applications comply with the California Complete Streets Act of 2008 as set forth in California Government Code Sections 65040.2 and 65302.	Consistent: All future development on the Project site would be 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	Consistent: The Project would be conditioned to require transportation improvements, payment of fair-share

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transportation impacts on roadways designated in the 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 the 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. LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans. LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed. 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)	contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.1.
C 2.2: Require that new development prepare a traffic impact analysis as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	Consistent: A VMT Analysis and Traffic Impact Analysis (TIA) have been prepared for the proposed Project, are included as EIR *Technical Appendix K1 and Technical Appendix K2*, and are summarized in EIR Subsection 4.18, *Transportation*. The TIA complies with the Riverside County Traffic Impact Analysis Preparation Guidelines. Appropriate mitigation measures have been identified to address Project-related impacts due to VMT, and the Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.2.
C 2.3: Traffic studies prepared for development entitlements (tracts, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the significance of such impacts in compliance with CEQA and the Riverside County Congestion Management	Consistent. As required by standard conditions of approval to be imposed by Riverside County, traffic studies would be required for all future implementing developments within the Project site

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Program Requirements. (AI 3)	(e.g., tentative tract maps, plot plans, etc.), which would identify specific transportation improvement requirements or monetary contributions for implementing developments. In conformance with this policy, a Project-specific VMT Analysis was prepared and is included as EIR *Technical Appendix K1*. Additionally, EIR Subsection 4.18, *Transportation*, includes a summary of the Project's VMT and includes an analysis of impacts resulting from buildout of the proposed Project. Thus, the Project would be consistent with Policy C 2.3.
C 2.4: The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.	Consistent. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 2.4.
C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	Consistent. Future implementing development within the Project site would be subject to mitigation fees, including the County's Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF). The Project site is not located within an area subject to a Road and Bridge Benefit District (RBBD) fees. Thus, the Project would be consistent with Policy C 2.5.
C 2.6: Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto, and Banning. The County of 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	Not Applicable. The Project site is not located within the Highway 79 corridor. Thus, Policy C 2.6 is not applicable to the 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.	Not Applicable. The Project site is not located within the Highway 79 corridor. Thus, Policy C 2.7 is not applicable to the Project.
C 2.8: Riverside County shall coordinate with Caltrans, RCTC and adjacent local jurisdictions in conformance with the 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.	Not Applicable. Policy C 2.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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C 3.1: Design, construct, and maintain Riverside County roadways as specified in the Riverside County Road Improvement Standards and Specifications. The standards shown in Figure C-4 may be modified by Specific Plans, Community Guidelines, or as approved by the Director of Transportation if alternative roadway standards are desirable to improve sustainability for the area.	Consistent. All roadway improvements proposed as part of the Project would be consistent with the Riverside County Road Improvement Standards and Specifications. Thus, the Project would be consistent with Policy C 3.1.
C 3.2: Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.	Not Applicable. 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 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.	Consistent. All future developments within the Project site would be subject to compliance with and implementation of the requirements specified in Circulation Element Table C-2. Thus, the Project would be consistent with Policy C 3.3.
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.	Not Applicable. 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.	Consistent. The Project would accommodate improvements to the northern half of Iris Avenue and western half of Chicago Avenue, which consist of a total Right-of-Way of 60 feet. Additionally, internal Roads "Street A" through "Street S" are planned with ROWs ranging from 50 feet to 60 feet. All roadways planned as part of the Project would convey traffic to General Plan designated highways, including Cajalco Road. Thus, the Project would be consistent with Policy C 3.5.
C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.	Consistent. Future implementing developments would be primarily responsible for the improvement of roadways within the Project site, and the Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 3.6.
C 3.7: Design interior collector street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.	Not Applicable. The Project consists of a residential subdivision and does not propose commercial or industrial uses. Thus, Policy C 3.7 is not applicable to the Project.
C 3.8: Restrict heavy duty truck through-traffic in residential and community center areas and plan	Consistent: The Project includes residential land uses, and would

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land uses so that trucks do not need to traverse these areas.	not be associated with the generation of heavy-duty truck through-traffic. Thus, the Project would be consistent with Policy C 3.8.
C 3.9: Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.	Consistent. Riverside County would review future implementing plot plans for compliance with this requirement. Thus, the Project would be consistent with Policy C 3.9.
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.	Consistent. A Project-specific traffic analysis was prepared for the Project, and is included in EIR *Technical Appendix K2*. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 3.10.
C 3.11: Generally locate commercial and industrial land uses so that they take driveway access from General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as standalone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be provided individual parcel access via an internal network of Industrial Collector streets.	Not Applicable. The Project applicant does propose any commercial or industrial land uses. Thus, Policy C 3.11 is not applicable to the Project.
C 3.12: Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.	Consistent. The Project would accommodate improvements to the northern half of Iris Avenue and western half of Chicago Avenue, which consist of a total Right-of-Way of 60 feet. The Project is not in close proximity to highways. Thus, the Project would be consistent with Policy C 3.12.
C 3.13: Design street intersections, where appropriate, to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.	Consistent. The Project Applicant would be conditioned to require construction of improvements, payment of DIF and TUMF fees, and payment of fair-share contributions towards improvements not included in any existing fee programs as necessary to achieve acceptable LOS, thereby assuring the safe, efficient passage of through-traffic and the negotiation of turning movements. Thus, the Project would be consistent with Policy C 3.13.
C 3.14 Design curves and grades to permit safe movement of vehicular traffic at the road's design speed. Design speed should be consistent with and complement the character of the adjacent area.	Consistent. All curves and grades would be designed to applicable County standards, as would be assured by the County's future review of implementing projects within the Project site (e.g., tentative tract maps, plot plans, etc.). Thus, the

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	Project would be consistent with Policy C 3.14.
C 3.15: Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.	Consistent. 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. Thus, the Project would be consistent with Policy C 3.15.
C 3.16: Dedicate necessary rights-of-way as part of the land division and land use review processes.	Consistent. The Project's TTM 38163 accommodates appropriate right-of-way dedications along Iris Avenue and Chicago Avenue. Thus, the Project would be consistent with Policy C 3.16.
C 3.17: Ensure dedications are made, where necessary, for additional rights-of-way or easements outside the road rights-of-way that are needed to establish slope stability, or drainage and related structures. These dedications shall be made by land dividers or developers to the responsible agency during the land division and land use review process. (AI 44, 51, 52)	Consistent. The Project's TTM 38510 accommodates appropriate right-of-way dedications along Iris Avenue and Chicago Avenue. No additional right-of-way is required for slope stability, drainage, or related structures is required. Thus, the Project would be consistent with Policy C 3.17.
C 3.18: Align right-of-way dedications with existing dedications along adjacent parcels and maintain widths consistent with the ultimate design standard of the road, including required turning lanes. (AI 51)	Consistent. All right-of-way dedications proposed as part of the Project would align with existing dedications. Thus, the Project would be consistent with Policy C 3.18.
C 3.19: Coordinate with Caltrans to identify and protect ultimate freeway rights-of-way, including those for exclusive use by transit and those necessary for interchange expansion. Ultimate right-of-way needs shall be based upon build out traffic forecasts, with facilities sized to provide the appropriate level of service per state highway planning criteria. The County of Riverside, in consultation with Caltrans, will undertake a program to acquire such areas where additional right-of-way is required. (AI 44, 51)	Not Applicable. Policy C 3.19 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 3.20: Determine location of General Plan road rights of way and levels of road improvements needed based primarily upon land uses and travel demand.	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. 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	Not Applicable. Policy C 3.24 provides direction to County staff and decision makers and is not applicable to the proposed

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the Transportation Department in consultation with the Fire Department and other emergency service providers.	Project.
C 3.25: Restrict on-street parking to reduce traffic congestion and improve safety in appropriate locations such as General Plan roadways.	Not Applicable. 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.	Not Applicable. 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)	Consistent. EIR Subsection 4.13, *Noise*, includes an analysis of off-site traffic-related noise, and demonstrates that impacts would be less than significant. Thus, the Project would be consistent with Policy C 3.27.
C 3.28: Reduce transportation noise through proper roadway design and coordination of truck and vehicle routing.	Consistent. EIR Subsection 4.13, *Noise*, includes an analysis of off-site traffic-related noise, and demonstrates that the Project would not expose any sensitive receptors to traffic-related noise levels exceeding the County's standards. Thus, the Project would be consistent with Policy C 3.28.
C 3.29: Include noise mitigation measures in the design of new roadway projects in the County of Riverside.	Consistent. EIR Subsection 4.13, *Noise*, includes an analysis of off-site traffic-related noise, and demonstrates that the Project would not expose any sensitive receptors to traffic-related noise levels exceeding the County's standards. Thus, the Project would be consistent with Policy C 3.29.
C 3.30: Design roadways to accommodate wildlife crossings whenever feasible and necessary.	Not Applicable. 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.	Not Applicable. Project traffic would utilize paved roadways, and not dirt roadways. Thus, Policy C 3.31 is not applicable to the Project.
C 3.32: Support ongoing efforts to identify funding and improve existing dirt roads throughout the County of Riverside.	Not Applicable. Policy C 3.32 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 3.33: Assure all-weather, paved access to all developing areas.	Consistent: The Project would accommodate all-weather, paved access to all developed areas of the Project site. Thus, the Project would be consistent with Policy C 3.33.
C 4.1: Provide facilities for the safe movement of pedestrians within developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed

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	community, consistent with Riverside County Ordinances. Thus, the Project would be consistent with Policy C 4.1.
C 4.2: Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.	Consistent. No barriers are planned as part of the Project that would impede visibility and access for pedestrians. Thus, the Project would be consistent with Policy C 4.2.
C 4.3: Assure and facilitate pedestrian access from developments to existing and future transit routes and terminal facilities through project design. (AI 26, 45)	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community, which would provide access to existing bus routes located along Van Buren Road.
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.	Not Applicable. 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.	Not Applicable. Policy C 4.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 4.6: Consult the Riverside County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County of Riverside may require both the dedication and improvement of the pedestrian facilities as a condition of development approval. (AI 3)	Consistent. All future development on site would be reviewed by the Riverside County Transportation Department, and all proposed pedestrian facilities would be improved as part of the Project. Thus, the Project would be consistent with Policy C 4.6.
C 4.7: Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.	Consistent. All implementing development within the Project site would be required to comply with applicable ADA requirements. Thus, the Project would be consistent with Policy C 4.7.
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)	Not Applicable. 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)	Consistent. All roadways that would be improved as part of the Project would contain facilities for pedestrians (i.e., sidewalks, etc.). Thus, the Project would be consistent with Policy C 4.9.
C 5.1: Encourage Caltrans to install and maintain landscaping and other mitigation elements along freeways and highways, especially when they are adjacent to existing residential or other noise sensitive uses.	Not Applicable. 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.	Consistent. Landscape plans would be required in the future in conjunction with implementing developments. Thus, the Project would be consistent with Policy C 5.2.

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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.	Not Applicable. The Project applicant does propose any commercial or industrial land uses. Thus, Policy C 5.3 is not applicable to the Project.
C 6.1: Provide dedicated and recorded public access to all parcels of land, except as provided for under the statutes of the State of California.	Consistent. The Project site is and would continue to be served by recorded public access. Thus, the Project would be consistent with Policy C 6.1.
C 6.2: Require all-weather access to all new development.	Consistent. All proposed roadways would afford all-weather access. Thus, the Project would be consistent with Policy C 6.2.
C 6.3: Limit access points and intersections of streets and highways based upon the road's General Plan classification and function. Require that access points be located so that they comply with Riverside County's minimum intersection spacing standards. Under special circumstances the Transportation Department may consider exceptions to this requirement. (AI 3)	Consistent. 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. Thus, the Project would be consistent with Policy C 6.3.
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.	Not Applicable. The Project is not in close proximity to a General Plan designated highway. Thus, Policy C 6.4 is not applicable to the Project.
C 6.5: Provide common access via shared driveways and/or reciprocal access easements whenever access must be taken directly off a General Plan designated highway. Parcels on opposite sides of a highway shall have access points located directly opposite each other, whenever possible, to allow for future street intersections and increased safety.	Not Applicable. The Project is not in close proximity to a General Plan designated highway. Thus, Policy C 6.5 is not applicable to the Project.
C 6.6: Consider access implications associated with adjacent development and circulation plans, and promote efficient and safe access for airport facilities.	Not Applicable. 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)	Consistent. As demonstrated in EIR Subsection 4.13, *Noise*, with mitigation Project-related impacts to noise would be less-than-significant.
Policies C 7.1 through C 7.12: Property Owner Coordination	Not Applicable. 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)	Consistent. The Project accommodates all General Plan-designated roadways in a manner consistent with the General Plan circulation plan. Thus, the Project would be consistent with Policy C 8.1.
C 8.2: Distribute the costs of transportation system improvements equitably among those who will	Consistent. The Project would be conditioned to require

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benefit.	transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 8.2.
C 8.3: Use annexations, development agreements, revenue-sharing agreements, tax allocation agreements and the CEQA process as tools to ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic impacts.	Consistent. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy C 8.3.
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.	Not Applicable. 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.	Consistent. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. The Project site is not located in an area subject to RBBD fees. Thus, the Project would be consistent with Policy C 8.5.
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.	Not Applicable. 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.	Not Applicable. 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)	Not Applicable. Policy C 8.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies C 9.1 through C 9.5: Common Carriers	Not Applicable. 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)	Not Applicable. 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)	Consistent. Transit service is currently not available at the Project site. Thus, the Project would be consistent with Policy C 11.1.

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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.	Consistent. While transit service to the Project site is currently not available, existing Riverside Transit Agency (RTA) Bus Route 27 travels along portions of Van Buren Boulevard and has a stop located at Van Buren Boulevard, approximately a half-mile southeast of the Project site. The intensity of the proposed residential land uses would not provide for major trip attractions. Thus, the Project would be consistent with Policy C 11.2.
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.	Consistent. While transit service to the Project site is currently not available, existing RTA Bus Route 27 travels along portions of Van Buren Boulevard and has a stop located at Van Buren Boulevard, approximately a half-mile southeast of the Project site. The intensity of the proposed residential land uses would not provide for major trip attractions. Thus, the Project would be consistent with Policy C 11.3.
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)	Not Applicable. 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.	Consistent. The Project would develop the Project site with residential uses and will include right-of-way dedications to Iris Avenue and Chicago Avenue, which would help support the future expansion of transit in the local area. Thus, the Project would be consistent with Policy C 11.5.
C 11.6: Promote development of transit centers and park-n-rides for use by all transit operators, including development of multi-modal facilities.	Not Applicable. Policy C 11.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies C 12.1 through C 12.6: Transit Oasis and Transit Centers	Not Applicable. Policies C 12.1 through C 12.6 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies C 13.1 through C 13.8: Passenger Rail System	Not Applicable. Policies C 13.1 through C 13.8 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies C 14.1 through C 14.3: Aviation System	Not Applicable. 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.	Not Applicable. 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	Not Applicable. Policy C 15.2 provides direction to County staff

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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)	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 variety of trail loops of varying classifications and degrees of difficulty and length.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community to increase internal mobility. There are no existing or planned Riverside County recreation areas in close proximity to the Project site. Thus, the Project would be consistent with Policy C 15.3.
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 the 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.	Not Applicable. 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.	Consistent. 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.	Not Applicable. Policy C 15.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 16.1: Implement the Riverside County trail system as depicted in the Bikeways and Trails Plan, Figure C-6. (AI 3, 33)	Not Applicable. The Project site does not abut any planned trails, per LMWAP Figure 8.
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)	Not Applicable. Policy C 16.2 provides direction to County staff and decision makers and is not applicable to the 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.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community, which would provide a linkage to Chicago Avenue and the existing bus route along Van Buren Boulevard. Thus, the Project would be consistent with Policy C 16.3.
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	Not Applicable. The Project site is not located along a planned trail or trials. Thus, Policy 16.4 is not applicable to the proposed Project.

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planned trail alignments and trail heads. (AI 3, 33) a. Require that all specific plans and other large-scale development proposals include trail networks as part of their circulation systems. 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. c. Provide buffers between streets and trails, and between adjacent residences and trails. d. Make use of already available or already disturbed land where possible for trail alignments. e. Require that existing and proposed trails within Riverside County connect with those in other neighboring city, county, state, and federal jurisdictional areas.	
C 16.5: Identify all existing rights-of-way which have been obtained for trail purposes through the land development process. (AI 34) a. Once the above task has been accomplished, analyze the existing rights of-way and determine the most expedient method for connecting the parts.	Not Applicable. No existing rights-of-way for trails occur within the Project site. Thus, Policy 16.5 is not applicable to the proposed Project.
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) a. water mains; b. water storage project aqueducts; c. irrigation canals; d. flood control; e. sewer lines; f. fiber optic cable lines, g. gas lines, h. electrical lines, and i. fire roads, railroads, and bridges.	Not Applicable. Policy C 16.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
C 16.7 Adhere to the following trail-development guidelines when siting a trail: (AI 3, 35, 36, 38, 39, 40, 41, 42). 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 so as to mix uses, separate traffic and noise, and provide more trail services at less cost. 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	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community. Future implementing developments (e.g., tentative tract maps) would be reviewed for consistency with these requirements. Thus, the Project would be consistent with Policy C 16.7.

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of Riverside or Flood Control right-of-way, where feasible. c. Develop and implement trail design standards which will minimize maintenance due to erosion or vandalism. d. Maximize visibility and physical access to trails from streets and other public lands. e. Provide a trail surface material that is firm and unyielding to minimize erosion and injuries. 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. g. Consider the use of abandoned rail lines as multipurpose rail-trails corridors through the "Rails-to-Trails" program. 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. 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. 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. 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. l. Work with landowners to address concerns about privacy, liability, security, and trail maintenance. 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. 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. o. Benches, fencing, water fountains, trees and shading, landscape buffers, rest stops, restrooms,	

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and other trail-related amenities shall be provided where appropriate. 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. q. Information about Riverside County's trail system shall be provided at the Riverside County Park and Open Space District and online in order to make the public aware of Riverside County's trail system. 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. 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. t. Use already available or disturbed land for trails wherever possible for new or extended trails. u. Use pervious pavement or bio-swales along paved trails to assist in maintaining water quality. v. Coordinate with local Native American tribes for any proposed trails under the mandates of "SB18" Traditional Tribal Places Law.	
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)	Consistent. Future development on site would be subject to compliance with the Riverside County General Plan and Zoning Ordinance No. 348, which includes guidelines related to fencing. Thus, the Project would be consistent with Policy C 16.8.
C 16.9: Coordinate with cities, adjacent counties and affected state or federal land management entities regarding regional trails that cross over or terminate at jurisdictional boundaries. Ensure that adequate consideration is given to how the trail is addressed once it leaves the jurisdiction of Riverside County.	Not Applicable. Policy C 16.9 provides direction to County staff and decision makers and is not applicable to the proposed 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), the Riverside County Regional Park and Open Space Trails Standards Manual, and other Riverside County Guidelines. (AI 34, 41)	Not Applicable. Per Figure 8 of the LMWAP, the Project site is not targeted for development with bike trails.
C 17.2: Require bicycle access between proposed developments and other parts of the Riverside County trail system through dedication of easements and construction of bicycle access ways.	Not Applicable. Per Figure 8 of the LMWAP, the Project site is not planned with bike trails. Thus, Policy 17.2 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.	Not Applicable. Policy C 17.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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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.	
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.	Not Applicable. Policy C 17.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies C 18.1 through C 18.3: Acquisition, Maintenance, and Funding of Multipurpose Trails and Bikeways	Not Applicable. Policies C 18.1 through C 18.3 provide direction to County staff and decision makers and are 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)	Consistent. As documented in EIR Subsection 4.1, *Aesthetics*, the Project would have less-than-significant impacts on scenic routes and corridors. Thus, the Project would be consistent with Policy C 19.1.
C 20.1: Ensure preservation of trees identified as superior examples of native vegetation within road rights-of-way through development proposals review process. Where the County of Riverside deems preservation to be infeasible, relocation and/or replacement shall be evaluated by a qualified arborist to ensure that impacts are mitigated.	Not Applicable. There are no trees identified as "superior examples" existing on the Project site. Thus, Policy 20.1 is not applicable to the proposed Project.
C 20.2: Provide all roadways located within identified flood areas with adequate flood control measures.	Consistent. The Project site has been designed with adequate flood control measures. Thus, the Project would be consistent with Policy C 20.2.
C 20.3: Locate roadways outside identified flood plains whenever possible. (AI 60)	Consistent. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains. Thus, the Project would be consistent with Policy C 20.3.
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)	Not Applicable. No new crossings of watercourses are proposed as part of the Project. Thus, Policy 20.4 is not applicable to the proposed Project.
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	Not Applicable. Policy C 20.5 provides direction to County staff and decision makers and is not applicable to the proposed

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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)	Project.
C 20.6: Control dust and mitigate other environmental impacts during all stages of roadway construction.	Consistent. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project would be subject to the County's NPDES requirements, including during construction of on-site and site-adjacent transportation improvements. Thus, the Project would be consistent with Policy C 20.6.
C 20.7: Protect all streets and highways located within identified blow sand areas from blowsand hazards to the extent practicable.	Not Applicable. The Project site and Project-related roadway improvements are not located within an identified blow sand area. Thus, Policy 20.7 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)	Consistent. The analysis within EIR Subsection 4.13, *Noise*, demonstrates that Project-related traffic noise increases affecting sensitive receptors would be less than significant. Additionally, the analysis in Subsection 4.13 demonstrates that Project-related stationary noise sources would not expose nearby sensitive receptors to noise levels exceeding the County's standards. Thus, the Project would be consistent with Policy C 20.8.
C 20.9: Incorporate specific requirements of the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan into transportation plans and development proposals.	Consistent. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project and associated roadway improvements would be fully consistent with the Western Riverside County MSHCP requirements. Thus, the Project would be consistent with Policy C 20.9.
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.	Consistent. Proposed roadway improvements would not result in disturbances to existing biological communities, aside from minor impacts associated with proposed road crossings over the existing drainage on site. As demonstrated in EIR Subsection 4.4 *Biological Resources*, with mitigation Project-related roadway improvements would result in less-than-significant impacts to biotic resources. Thus, the Project would be consistent with Policy C 20.10.
C 20.11: Implement the Circulation Plan in a manner consistent with federal, state, and local environmental quality standards and regulations.	Consistent. 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. Thus, the Project would be consistent with Policy C 20.11.
C 20.12: Review proposals for expansion of pipelines for the transport of suitable products and	Not Applicable. The Project does not involve a proposal for

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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.	expansion of pipelines for the transport of suitable products or materials. Thus, Policy 20.12 is not applicable to the proposed Project.
C 20.13: Incorporate specific requirements of the General Plan Air Quality Element into transportation plans and development proposals where applicable. (AI 110)	Consistent. As demonstrated herein, the Project, including associated roadway improvements, would be consistent with or otherwise would not conflict with the requirements of the General Plan Air Quality Element. Thus, the Project would be consistent with Policy C 20.13.
C 20.14: Encourage the use of alternative non-motorized transportation and the use of non-polluting vehicles. (AI 118)	Not Applicable. The Project proposes residential uses with supportive open space areas for community use that encourages the use if non-motorized transportation. Thus, Policy 20.14 is not applicable to the proposed Project.
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	Consistent. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project, including associated roadway improvements, would be required to comply with applicable NPDES requirements. Thus, the Project would be consistent with Policy C 20.15.
Policies C 21.1 through C 21.7: Transportation Systems Management	Not Applicable. Policies C 21.1 through C 21.7 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies C 22.1 and C 22.2: Transportation Demand Management	Not Applicable. Policies C 22.1 and C 22.2 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies C 23.1 through C 23.14: Goods Movement	Not Applicable. 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)	Not Applicable. Policy C 24.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies C 25.1 and C 25.2: Major Utility Corridors	Not Applicable. 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	
Policies OS 1.1 through OS 1.4: Water Supply and Conveyance	Not Applicable. Policies OS 1.1 through OS 1.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.

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Policies OS 2.1 through OS 2.5: Water Conservation	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. Policy OS 3.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 3.3: Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers (AI 3)	Consistent. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, Project-related impacts due to pollutant discharge into storm drainage systems, natural drainages, and aquifers would be less than significant. Thus, the Project would be consistent with Policy OS 3.3.
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)	Consistent. As discussed in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project would be subject to all applicable NPDES requirements, including the requirement to prepare a SWPPP to address construction-related activities. Thus, the Project would be consistent with Policy OS 3.4.
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.	Consistent. The Project's drainage plan accommodates runoff from off-site areas within planned drainage facilities on site within proposed roadways. Thus, the Project would be consistent with Policy OS 3.5.
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.	Consistent. As discussed in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project would accommodate necessary stormwater detention basins/water quality basins to protect water quality. No drainage facilities are proposed within watercourses. Thus, the Project would be consistent with Policy OS 3.6.
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)	Consistent. As discussed in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project improvements would reduce the total peak flows from the Project site under post-development conditions. The Project would implement BMPs to address water quality within runoff leaving the Project site and include landscaped areas. Thus, the Project would be consistent with Policy OS 3.7.
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)	Not Applicable. Policy OS 4.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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OS 4.2: Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the county. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where: 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)	Not Applicable. Policy OS 4.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 4.3: Ensure that adequate aquifer water recharge areas are preserved and protected. (AI 3, 56, 57)	Consistent. As discussed in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project would result in less-than-significant impacts to aquifer recharge areas. Thus, the Project would be consistent with Policy OS 4.3.
OS 4.4: Incorporate natural drainage systems into developments where appropriate and feasible. (AI 3)	Consistent. Grading proposed as part of the Project generally would maintain the site's existing drainage patterns, with runoff continuing to be conveyed to Goldenstar Creek. In addition, the Project improvements would reduce the total peak flows from the Project site under post-development conditions. Thus, the Project would be consistent with Policy OS 4.4.
OS 4.5: Encourage streets in a vicinity of watercourses to include park strips or other open space areas that allow permeability.	Consistent. Project-related improvements to roadways abutting the Project site have been designed to include landscaping parkways that would allow for infiltration of runoff into the soil. Thus, the Project would be consistent with Policy OS 4.5.
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)	Consistent. The Project's drainage system is designed to convey off-site and on-site runoff into detention basins to attenuate their flows, and ultimately discharge into Goldenstar Creek, where groundwater recharge would continue to occur. The Project's drainage system also would not result in peak flows that exceed peak flows that occur under existing conditions. The Project also is required to implement Best Management Practices (BMPs). Thus, the Project would be consistent with Policy OS 4.6.
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)	Not Applicable. Policy OS 4.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 4.8: Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)	Not Applicable. Policy OS 4.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	Consistent. The portions of the Project site that are proposed for development with residential uses are not located within any mapped floodplains. As indicated in Subsection 4.10 of the

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	Project's EIR, although the Project would result in impacts to 0.23-acre of MSHCP Section 6.1.2 riparian/riverine habitat, these impacts would be mitigated at a minimum 3:1 ratio. Thus, the Project would be consistent with Policy OS 4.9.
OS 5.1: Substantially alter floodways or implement other channelization only as a "last resort," and limit the alteration to: a. that necessary for the protection of public health and safety only after all other options are exhausted; b. essential public service projects where no other feasible construction method or alternative project location exists; or c. projects where the primary function is improvement of fish and wildlife habitat. (AI 25, 59, 60)	Not Applicable. The portions of the Project site that are proposed for development with residential uses are not located within any mapped floodplains. Thus, Policy OS 5.1 is not applicable to the proposed Project.
OS 5.2: If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors: a. stream scour; b. erosion protection and sedimentation; c. wildlife habitat and linkages; d. cultural resources including human remains; 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)	Not Applicable. The portions of the Project site that are proposed for development with residential uses are not located within any mapped floodplains. Thus, Policy OS 5.2 is not applicable to the proposed Project.
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.	Consistent. The portions of the Project site that are proposed for development with residential uses are not located within any mapped floodplains. As documented in EIR Subsections 4.4, *Biological Resources*, 4.5, *Cultural Resources*, 4.7, *Geology and Soils*, and 4.10, *Hydrology and Water Quality*, the Project would not result in floodway-related hazards related to public safety, erosion, riparian/wetland buffers, wildlife movement corridors/linkages, slopes, or cultural resources. Thus, the Project would be consistent with Policy OS 5.3.
OS 5.4: Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis. (AI 25, 59, 60)	Not Applicable. 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)	Consistent. Although the Project would result in impacts to 0.23-acre of MSCHP riparian/riverine habitat, Project impacts would be mitigated at a minimum 3:1 ratio. No obstruction of natural

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	watercourses would occur as a result of the proposed Project. Thus, the Project would be consistent with Policy OS 5.5.
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)	Consistent. As documented in Subsection 4.4 of the Project's EIR, none of the upland habitats present on the Project site are critical to wildlife species, and the Project would be conditioned to mitigate Project impacts to 0.23-acre of southern willow scrub habitat at a minimum 3:1 ratio. Thus, the Project would be consistent with Policy OS 5.6.
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)	Not Applicable. 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)	Consistent. As documented in Subsection 4.4 of the Project's EIR, the Project result in impacts to 0.09-acre of federally-protected wetland habitat, 0.12-acre of Corps jurisdictional waters (including 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), 0.12-acre of Regional Board jurisdictional waters (including impacts to 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), and 0.23-acre of CDFW jurisdictional streambed (including impacts to 0.14-acre of vegetated streambed and 0.09-acre of wetland areas). Mitigation is identified requiring a 3:1 mitigation ratio, which would reduce impacts to jurisdictional resources to less-than-significant levels, in compliance with Policy OS 6.1.
OS 6.2: Preserve buffer zones around wetlands where feasible and biologically appropriate. (AI 61)	Consistent. As documented in Subsection 4.4 of the Project's EIR, the Project result in impacts to 0.09-acre of federally-protected wetland habitat, 0.12-acre of Corps jurisdictional waters (including 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), 0.12-acre of Regional Board jurisdictional waters (including impacts to 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), and 0.23-acre of CDFW jurisdictional streambed (including impacts to 0.14-acre of vegetated streambed and 0.09-acre of wetland areas). Mitigation is identified requiring a 3:1 mitigation ratio, which would reduce impacts to jurisdictional resources to less-than-significant levels. Thus, the Project would be consistent with Policy OS 6.2.
OS 6.3: Consider wetlands for use as natural water treatment areas that will result in improvement	Not Applicable. As documented in Subsection 4.3 of the

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of water quality. (AI 56)	Project's EIR, the Project result in impacts to 0.09-acre of federally-protected wetland habitat, 0.12-acre of Corps jurisdictional waters (including 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), 0.12-acre of Regional Board jurisdictional waters (including impacts to 0.03-acre of non-wetland waters and 0.09-acre of wetland waters), and 0.23-acre of CDFW jurisdictional streambed (including impacts to 0.14-acre of vegetated streambed and 0.09-acre of wetland areas). Mitigation is identified requiring a 3:1 mitigation ratio, which would reduce impacts to jurisdictional resources to less-than-significant levels. Thus, Policy OS 6.3 is not applicable to the proposed Project.
OS 7.1: Work with state and federal agencies to periodically update the Agricultural Resources map to reflect current conditions. (AI 11)	Not Applicable. 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) 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	Not Applicable. Policy OS 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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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. 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.	
OS 7.3: Encourage conservation of productive agricultural lands and preservation of prime agricultural lands. (AI 3, 78)	Consistent. As discussed in EIR Subsection 4.2, *Agriculture and Forest Resources*, the Project would result in significant and unavoidable impacts to approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance." However, the Project site is surrounded by open space and residential development, and is targeted by the General Plan for long-term development with residential uses. The proposed Project will be in conformance with permitted uses within Article VI, Section 6.1 of Riverside County Ordinance No. 348. Thus, the Project would be consistent with Policy OS 7.3. As such, the Project would not conflict with this policy.
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.	Not Applicable. 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)	Not Applicable. Policy OS 7.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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Policies OS 8.1 and OS 8.2: Forest Resources	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. As discussed in EIR Subsection 4.4, *Biological Resources*, 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. Thus, Policy OS 9.3 is not applicable to the proposed Project.
OS 9.4: Conserve the oak tree resources in the county. (AI 3, 77, 78)	Not Applicable. No oak trees occur on site under existing conditions. Thus, Policy OS 9.4 is not applicable to the proposed Project.
OS 9.5: Encourage research and education on the effects of smog and other forms of pollution on human health and on natural vegetation.	Not Applicable. 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.	Not Applicable. As indicated in EIR Subsections 4.5, *Cultural Resources*, and 4.19, *Tribal Cultural Resources*, the Project would not impact any important traditional Native American plant gathering resources areas. Thus, Policy OS 9.6 is not applicable to the proposed Project.
Policies OS 10.1 and OS 10.2: Wind Energy	Not Applicable. Policies OS 10.1 and OS 10.2 relate to wind energy, which is not proposed as part of the Project. Thus, Policies OS 10.1 and 10.2 is not applicable to the proposed 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)	Consistent. The Project is required to demonstrate compliance with the State Solar Shade Control Act. Thus, the Project would be consistent with Policy OS 11.1.
OS 11.2: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments. (AI 63, 64)	Not Applicable. Policy OS 11.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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OS 11.3: Permit and encourage the use of passive solar devices and other state-of-the-art energy resources. (AI 62, 63, 64)	Not Applicable. 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)	Consistent. Pursuant to EIR Regulatory Requirement RR 4.8-1 and as required by the County's CAP Update, the Project would be conditioned to require on-site generation of at least 30% of the Project's energy demand, which primarily would be met through solar panels. The proposed building has been designed to accommodate solar panels. Thus, the Project would be consistent with Policy OS 11.4.
Policies OS 12.1 through OS 12.4: Geothermal Resources	Not Applicable. 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)	Not Applicable. Policy OS 13.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies OS 14.1 through OS 14.6: Mineral Resources	Not Applicable. Policies OS 14.1 through OS 14.6 relate to mines and areas with mineral resources. As documented in EIR Subsection 4.12, the Project site is located an area that has not been studied for mineral resources and therefore does not contain any know minerals of significance. No mining operations are proposed as part of the Project.
Policies OS 15.1 and OS 15.2: Petroleum Resources	Not Applicable. Policies OS 15.1 and OS 15.2 relate to petroleum resources, which do not occur on the Project site.
OS 16.1: Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. (AI 62)	Consistent. As documented in EIR Subsection 4.6, *Energy*, the Project would be subject to compliance with Title 24 of the California Code of Regulations, as amended and adopted pursuant to County ordinance. Thus, the Project would be consistent with Policy OS 16.1.
OS 16.2: Specify energy efficient materials and systems, including shade design technologies, for county buildings. (AI 68, 70)	Not Applicable. Policy OS 16.2 relates to County buildings, which are not proposed as part of the Project. Thus, Policy OS 16.2 is not applicable to the proposed 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.	Consistent. The overall density of the proposed Project is 1.6 dwelling units per acre and would provide open space areas that support linkages to existing alternative modes of transportation. Thus, the Project would be consistent with Policy OS 16.3.
OS 16.4: Undertake proper maintenance of County physical facilities to ensure that optimum energy conservation is achieved.	Not Applicable. Policy OS 16.4 relates to County facilities, which are not proposed as part of the Project.

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OS 16.5: Utilize federal, state, and utility company programs that encourage energy conservation. (AI 63, 64)	Not Applicable. 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.	Not Applicable. 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)	Not Applicable. 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.	Not Applicable. 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)	Consistent. Future implementing developments (e.g., Plot Plans) would be reviewed by the County for compliance with this policy. Thus, the Project would be consistent with Policy OS 16.9.
OS 16.10: Encourage installation and use of cogenerating systems where they are cost-effective and appropriate. (AI 62, 70)	Not Applicable. Policy OS 16.10 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 16.11: Provide incentives, such as transfer of development rights and clustering, to private developments that provide energy efficient site design.	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. 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.	Consistent. As indicated in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be conditioned to comply with the County's CAP. Thus, the Project would be consistent with Policy OS 16.14.
OS 17.1: Enforce the provisions of applicable MSHCP's 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	Consistent. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project site is not located within an MSHCP Criteria Cells, and the Project would be fully consistent with all other Western Riverside County MSHCP requirements with the implementation of mitigation measures. Thus, the Project would

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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.	be consistent with Policy OS 17.1.
OS 17.2: Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.	Consistent. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project site is not located within an MSHCP Criteria Cells, and the Project would be fully consistent with the Western Riverside County MSHCP requirements. Thus, Policy OS 17.2 is not applicable to the Project.
OS 17.3: Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP.	Consistent. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project site is not located within an MSHCP Criteria Cells, and the Project would be fully consistent with the Western Riverside County MSHCP requirements. Thus, the Project would be consistent with Policy OS 17.3.
OS 18.1: Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's and through implementing related Riverside County policies.	Consistent. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project site is not located within an MSHCP Criteria Cells, and the Project would be fully consistent with the Western Riverside County MSHCP requirements. Thus, the Project would be consistent with Policy OS 18.1.
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)	Not Applicable. 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.	Consistent. No non-native species will be introduced to any Project watercourses, riparian areas, or buffering setbacks. Thus, the Project would be consistent with Policy OS 18.3.
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: 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. 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). c. Allow fuel modification only to the outside of buffering vegetation (riparian vegetation and	Not Applicable. Policy OS 18.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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vegetation on slopes that buffer the watercourse from erosion and storm water pollution). d. No planting of non-native invasive species is permitted. e. No lighting of watercourse area is permitted. f. Prohibit the use of pesticides and herbicides known to harm aquatic species and sensitive amphibians. g. Ensure that lands under control of Homeowner's Associations employ an experienced nonprofit conservation group or agency to manage/maintain the land. h. Prohibit use of recreational off-road vehicles. i. Prohibit grazing and alterations of vegetation except for fuel and weed management under close supervision of qualified natural lands manager. j. For private conservation lands, especially those within criteria cells of MSHCP areas, ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.	
OS 19.1: Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.	Not Applicable. 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)	Not Applicable. 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.	Consistent. Site-specific cultural resources investigations were conducted for the Project site, as discussed in EIR Subsection 4.5, *Cultural Resources*. As documented therein, with mitigation Project impacts to cultural resources would be less than significant. Thus, the Project would be consistent with Policy OS 19.3.
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)	Not Applicable. 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.	Consistent. The Project would be subject to compliance with all applicable laws concerning human remains, including California Health and Safety Code § 7050.5 and California Public

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	Resources Code § 5097 et. seq. Thus, the Project would be consistent with Policy OS 19.5.
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.	Consistent. As discussed in EIR Subsection 4.14, *Paleontological Resources*, while the Project site has a "low" potential for containing paleontological resources, the Project would be subject to mitigation measures identifying requirements in the event that paleontological resources are identified on site. The required mitigation would reduce potential impacts to below a level of significance. Thus, the Project would be consistent with Policy OS 19.6.
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.	Consistent. As discussed in EIR Subsection 4.14, *Paleontological Resources*, while the Project site has a "low" potential for containing paleontological resources, the Project would be subject to mitigation measures identifying requirements in the event that paleontological resources are identified on site. The required mitigation would reduce potential impacts to below a level of significance. Thus, the Project would be consistent with Policy OS 19.7.
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.	Not Applicable. The Project site has a "low" potential for containing paleontological resources, and a PRIMP is not required for the Project. Thus, Policy OS 19.8 is not applicable to the proposed Project.
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.	Consistent. If any paleontological resources are uncovered as part of the Project grading activities, any such resources would be treated in a manner directed by the County Geologist, as required by EIR Mitigation Measure MM 4.14-1. Thus, the Project would be consistent with Policy OS 19.9.
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.	Not Applicable. Policy OS 20.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
OS 20.2: Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)	Not Applicable. The Project would not include the extension of public facilities, services, or utilities within areas designated Open Space – Conservation (OS-C). Thus, Policy OS 20.2 is not applicable to the Project.
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)	Not Applicable. 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

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	required for the Project. Thus, Policy OS 20.3 is not applicable to the Project.
OS 20.4: Provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.	Consistent. The Project would accommodate passive recreational uses, including a 16-foot-wide pedestrian trail, and would be required to contribute in-lieu fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Thus, the Project would be consistent with Policy OS 20.4.
OS 20.5: Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)	Consistent. The Project would accommodate passive recreational uses, including a 16-foot-wide pedestrian trail, and would be required to contribute in-lieu fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Thus, the Project would be consistent with Policy OS 20.5.
OS 20.6: Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. (AI 3)	Consistent. The Project would accommodate passive recreational uses, including a 16-foot-wide pedestrian trail, and would be required to contribute in-lieu fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Thus, the Project would be consistent with Policy OS 20.6.
OS 21.1: Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)	Consistent. As documented in EIR Subsection 4.1, *Aesthetics*, the Project would result in less-than-significant impacts to scenic vistas and view corridors. Thus, the Project would be consistent with Policy OS 21.1.
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)	Consistent. As documented in EIR Subsection 4.1, *Aesthetics*, the Project would have less-than-significant impacts to scenic highway corridors. Thus, the Project would be consistent with Policy OS 22.1.
OS 22.2: Study potential scenic highway corridors for possible inclusion in the Caltrans Scenic Highways Plan.	Not Applicable. 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.	Not Applicable. 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)	Consistent. As documented in EIR Subsection 4.1, *Aesthetics*, the Project would have less-than-significant impacts to scenic highway corridors. Thus, the Project would be consistent with Policy OS 22.4.
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	Consistent. The Project has been designed to maintain the existing topographic conditions of the Project site, except as

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corridors.	necessary to accommodate proper site drainage and sewage flows. The Project's grading would not impact any large slopes. Thus, the Project would be consistent with Policy OS 22.5.
GENERAL PLAN SAFETY ELEMENT	
Policies S 1.1 through S 1.5: Code Conformance and Development Regulations	Not Applicable. Policies S 1.1 through S 1.4 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 adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines. c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur. d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.	Consistent. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. 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 decision makers and are not applicable to the proposed Project. Thus, the Project would be consistent with Policy S 2.1.
S 2.2: Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (AI 81)	Consistent. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. The site-specific investigations determined that the potential for liquefaction on the site is considered low/very low, and identifies recommendations to address liquefaction hazards. The potential for landslide hazards also is addressed in the geotechnical evaluation, and includes recommendations to address potential landslide hazards associated with proposed slopes on site. Thus, the Project would be consistent with Policy S 2.2.

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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 proposed critical facilities, except for accessory buildings. Any studies must be prepared/completed by a state-licensed professional.	Consistent. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. The site-specific investigations determined that the potential for liquefaction on the site is considered low/very low. No areas of the Project site are underlain by Susceptible Sediments or Shallow Ground Water. Thus, the Project would be consistent with Policy S 2.3.
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 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.	Consistent. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. 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, and all slopes on site would comply with the recommendations of the geotechnical evaluation to ensure slope stability. Thus, the Project would be consistent with Policy S 2.4.
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.	Consistent. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. The geotechnical evaluation includes recommendations to address potential hazards associated with seismically-induced differential settlement, and the Project would be conditioned to comply with the recommendations of the geotechnical evaluation. Thus, the Project would be consistent with Policy S 2.5.
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.	Consistent. Geotechnical studies would be required as part of future implementing developments (i.e., as part of tentative tract maps, grading permits, etc.), and future implementing development would be conditioned to comply with the applicable requirements of the future geotechnical evaluations, including recommendations related to seismically-induced differential settlement. Thus, the Project would be consistent with Policy S 2.6.
S 2.7: Encourage research into new foundation design systems that increase resilience to hazards posed by Riverside County's climatic, geotechnical, and geological conditions. (AI 104)	Not Applicable. Policy S 2.7 provides direction to County staff and decision makers and is not applicable to the proposed

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	Project.
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) 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.	Consistent. The site-specific geotechnical evaluation includes recommendations to address slope instability hazards. Geotechnical studies also would be required as part of future implementing developments (i.e., as part of tentative tract maps, grading permits, etc.), and future implementing development would be conditioned to comply with the applicable requirements of the future geotechnical evaluations, including recommendations related to landslide hazards. Thus, the Project would be consistent with Policy S 2.8.
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)	Not Applicable. In conformance with this policy, and as documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. The Project site and areas immediately surrounding the Project site are not prone to geologic hazards. Thus, Policy is not applicable to Policy S 2.9.
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.	Consistent. As discussed in EIR Subsections 4.7, *Geology and Soils*, and 4.10, *Hydrology and Water Quality*, impacts due to erosion, slope instability, or other hazardous slope conditions would be less than significant. Thus, the Project would be consistent with Policy S 2.10.
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	Consistent. As discussed in EIR Subsections 4.7, *Geology and Soils*, and 4.10, *Hydrology and Water Quality*, impacts due to erosion, slope instability, or other hazardous slope conditions would be less than significant with mitigation. Thus, the Project would be consistent with Policy S 2.11.
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)	Consistent. The site-specific geotechnical evaluations include recommendations to address slope instability hazards. Geotechnical studies also would be required as part of future implementing developments (i.e., as part of tentative tract maps, grading permits, etc.), and future implementing development would be conditioned to comply with the applicable requirements of the future geotechnical evaluations, including recommendations related to landslide hazards. Thus, the Project would be consistent with Policy S 2.12.
S 2.13: Consider establishing neighborhood and building design standards that minimize landslide hazards in high landslide susceptibility areas.	Consistent. As discussed in EIR Subsections 4.7, *Geology and Soils*, and 4.10, *Hydrology and Water Quality*, impacts due to

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	erosion, slope instability, or other hazardous slope conditions would be less than significant with mitigation. Thus, the Project would be consistent with Policy S 2.13.
S 2.14: Encourage building retrofits that improve resiliency to geologic and seismic hazards. (AI 100, 101, 156)	Not Applicable. There are no existing buildings on the Project site. Thus, Policy S 2.14 is not applicable to the proposes 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.	Not Applicable. The Project site is not within a documented subsidence zone and the potential for subsidence to impact the site is considered low. As documented in EIR Subsection 4.7, *Geology and Soils*, a site-specific geotechnical evaluation was conducted for the site and is included as EIR *Technical Appendices F1* and *F2*. Thus, Policy S 2.15 is not applicable to the proposes Project.
S 2.16: Encourage a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence (AI 4).	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. The Project site is not located in an area with "High" or "Very High" wind erosion hazards, pursuant to General Plan Figure S-8.
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)	Not Applicable. The Project site is not located in an area with "High" or "Very High" wind erosion hazards, pursuant to General Plan Figure S-8.
S 2.20: Request buildings to be designed to resist wind loads as appropriate for their form and location.	Consistent. The Project would be required to comply with appropriate State and County building code requirements to address wind loads, as would be assured through future County review of implementing building permit applications. Thus, the Project would be consistent with Policy S 2.20.
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, based on federal, state, or other reliable hydrologic studies. Residential commercial, and industrial	Consistent. According to mapping information available from FEMA, the Project site is located outside of mapped floodplains. As such, the Project site is not subject to inundation due to flood hazards. Thus, Policy S 3.1 is not applicable to the Project.

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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)	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains and is not subject to inundation during peak storm events. Thus, Policy S 3.2 is not applicable to the 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	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains and is not subject to inundation during peak storm events. Thus, Policy S 3.3 is not applicable to the Project.
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)	Not Applicable. The Project would not result in a substantial modification to any watercourses. Thus, Policy S 3.4 is not applicable to the Project.
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)	Not Applicable. The Project would not involve any development within the floodway fringe, as all areas within mapped floodways would be preserved as open space on site. Thus, Policy S 3.5 is not applicable to the Project.
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.	Consistent. As indicated in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project would not exceed the existing or planned capacity of any storm water drainage systems. Thus, the Project would be consistent with Policy S 3.6.
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	Not Applicable. Policy S 3.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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adjacent to the county to consider the impact of flooding and flood-control measures on properties within unincorporated Riverside County. (AI 62)	
S 3.8: Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements. (AI 25)	Consistent. The Project's potential impacts associated with stormwater infrastructure are evaluated in EIR Section 4.10, *Hydrology and Water Quality*. As concluded in this EIR section, the Project would result in less-than-significant impacts due to a conflict with applicable County regulations and design requirements and mitigation measures related to stormwater infrastructure. Thus, the Project would be consistent with Policy S 3.8.
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)	Consistent. The Project's potential impacts associated with stormwater infrastructure are evaluated in EIR Sections 4.10, *Hydrology and Water Quality*. As concluded in this EIR section, the Project would result in less-than-significant impacts with incorporation of applicable County regulations and design requirements. Thus, the Project would be consistent with Policy S 3.9.
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.	Not Applicable. 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)	Consistent. The Project's potential impacts associated with stormwater infrastructure are evaluated in EIR Sections 4.10, *Hydrology and Water Quality*. As concluded in this EIR section, the Project would result in less-than-significant impacts with incorporation of applicable County regulations and design requirements. Thus, the Project would be consistent with Policy S 3.11.
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)	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains per Figure 10 in the LMWAP, and is not subject to inundation during peak storm events. Thus, Policy S 3.12 is not applicable to the Project.
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	Consistent. The Project would not conflict with or infringe upon existing essential public facilities and public utility corridors,

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safety consistent with the inundation risk. (AI 25, 88, 148)	which include county regional landfills, fee owned rights-of-way and permanent easements. Thus, the Project would be consistent with Policy S 3.13.
S 3.14: Development using, storing, or otherwise involved with substantial quantities of on-site 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)	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains per Figure 10 in the LMWAP, and is not subject to inundation during peak storm events. Thus, Policy S 3.14 is not applicable to the Project.
S 3.15: Dependent-care facilities should have all flood-vulnerable electrical circuitry flood-proofed. (AI 25)	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains per Figure 10 in the LMWAP, and is not subject to inundation during peak storm events. Thus, Policy S 3.15 is not applicable to the Project.
S 3.16: High-risk facilities should be required to maintain and rehearse inundation response plans. (AI 25)	Not Applicable. Policy S 3.16 relates to high-risk facilities, and the Project does not involve any such facilities. Thus, Policy S 3.16 is not applicable to 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)	Not Applicable. 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.	Consistent. The Project's potential impacts associated with stormwater infrastructure are evaluated in EIR Sections 4.10, *Hydrology and Water Quality*. As concluded in this EIR section, the Project would result in less-than-significant impacts with incorporation of applicable County regulations and design requirements. Thus, the Project would be consistent with Policy S 3.18.
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)	Not Applicable. 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)	Not Applicable. 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	Not Applicable. Policy S 3.21 provides direction to County staff

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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)	and decision makers and is not applicable to the proposed Project.
S 3.22: The County should take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. (AI 59, 60)	Not Applicable. Policy S 3.22 provides direction to County staff 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	Not Applicable. Policy S 3.23 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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) 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. 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. 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. 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	Consistent. Development on the Project site would be required to comply with minimum standards for fire safety as defined in Riverside County Building or County Fire Codes, and/or by County zoning. As discussed in EIR Subsection 4.21, *Wildfire*, according to Riverside County GIS, a portion of the Project site and areas surrounding the Project site are classified as having a very high susceptibility to wildfire hazards. The Project incorporates adequate fuel modification zones to reduce the potential for wildland fires on site to less-than-significant levels. A Project-specific Fire Protection Plan (FPP) was prepared for the Project and is included as EIR *Technical Appendix L,* the requirements of which have been incorporated into Tentative Tract Map No. 38510. The County would review future plot plan and building permit applications, including their associated landscape plans, for compliance with the fuel modification requirements identified by the Project's FPP. The remaining components of this policy provide direction to County staff and decision makers, and are not applicable to the proposed Project.

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Riverside County Fire Chief. 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. f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a 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.) 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.	
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)	Not Applicable. Policy S 4.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Not Applicable. Policy S 4.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.4: Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented. (AI 60)	Not Applicable. Policy S 4.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Not Applicable. Policy S 4.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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) a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards. b) Retention of existing natural vegetation to the maximum extent feasible. c) Removal of on-site combustible plants.	Consistent. The County would review future implementing building permits for compliance with the landscaping requirements of proposed Project, which includes fuel modification standards and includes a plant palette for fuel modification areas that minimizes combustible plants and encourages native and fire-resistant species. Thus, the Project would be consistent with Policy S 4.6.

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S 4.7: Site design for development in Fire Hazard Severity Zones should be required to account 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) a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion. b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes. c) Submitting topographic map with site-specific slope analysis. d) Submitting erosion and sedimentation control plans. e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department. f) Minimizing disturbance of 25 percent or greater natural slopes. g) Or enacting other efforts as appropriate to provide comparable protection.	Consistent. A Project-specific Fire Protection Plan (FPP) was prepared for the Project and is included as EIR *Technical Appendix L*, the requirements of which have been incorporated into the proposed Project. The County would review future plot plan and building permit applications, including their associated landscape plans, for compliance with the fuel modification requirements identified by the Project's FPP. Thus, the Project would be consistent with Policy S 4.7.
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)	Not Applicable. The Project does not propose any critical facilities. Thus, Policy S 4.8 is not applicable to the Project.
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)	Not Applicable. The Project does not propose any public facilities. Thus, Policy S 4.9 is not applicable to the Project.
S 4.10: Establish neighborhood and building design standards that minimize fire hazards in high fire hazard severity zones, as feasible	Not Applicable. Policy S 4.10 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.11: Collaborate with local governments to establish fire fuel management practices in local and regional parks and open spaces., as feasible.	Not Applicable. Policy S 4.11 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Not Applicable. Policy S 4.12 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.13: Wind-Related Hazards - Use ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 25, 96, 97)	Not Applicable. Policy S 4.13 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.14: Wind-Related Hazards - 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)	Not Applicable. Policy S 4.14 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
S 4.15: General and Long-Range Fire Safety Planning - 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)	Not Applicable. Policy S 4.15 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.16: General and Long-Range Fire Safety Planning - 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)	Not Applicable. Policy S 4.16 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.17: General and Long-Range Fire Safety Planning - Consider developing a program to use existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.	Not Applicable. Policy S 4.17 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.18: General and Long-Range Fire Safety Planning - 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): • 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.	Not Applicable. Policy S 4.18 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.19: General and Long-Range Fire Safety Planning - Continue to use the Riverside County Fire Department Fire Protection Plan and Emergency 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)	Not Applicable. Policy S 4.19 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.20: General and Long-Range Fire Safety Planning - 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) • Exploring restricting the development of a property through placement of conservation easement. • Considering acquiring the conservation easements similar to that of the Multiple Species	Not Applicable. Policy S 4.20 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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Habitat Conservation Plan (MSHCP).	
S 4.21: General and Long-Range Fire Safety Planning - Identify, map, and update Fire Hazard Severity Zone maps on an as-needed continual basis. (AI 25, 91)	Not Applicable. Policy S 4.21 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.22: General and Long-Range Fire Safety Planning - 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)	Not Applicable. Policy S 4.22 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.23: General and Long-Range Fire Safety Planning - 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)	Not Applicable. Policy S 4.23 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.24: General and Long-Range Fire Safety Planning - Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.	Not Applicable. Policy S 4.24 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.25: General and Long-Range Fire Safety Planning - Implement a long-term fire protection training and education program for government agencies and communities. (AI 93)	Not Applicable. Policy S 4.25 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 4.26: General and Long-Range Fire Safety Planning - Require as feasible automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities and encourage these sensors for all residences.	Not Applicable. Policy S 4.26 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.1: Hazardous Waste and Materials - 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)	Not Applicable. Policy S 5.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.2: Hazardous Waste and Materials - 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.	Not Applicable. Policy S 5.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.3: Hazardous Waste and Materials - Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.	Not Applicable. The Project does not propose any uses that would involve the use of hazardous materials.
S 5.4: Hazardous Waste and Materials - Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.	Not Applicable. The Project does not propose any industrial facilities. Thus, Policy S 5.4 is not applicable to the Project.
S 5.5: Hazardous Waste and Materials - Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.	Not Applicable. The Project does not propose any hazardous materials. Thus, Policy S 5.5 is not applicable to the Project.
S 5.6: Hazardous Waste and Materials - 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	Not Applicable. The Project does not propose any hazardous materials. Thus, Policy S 5.6 is not applicable to the Project.

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quantity of hazardous materials kept on-site.	
S 5.7: Hazardous Waste and Materials - 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.	Not Applicable. Policy S 5.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.8: Hazardous Waste and Materials - Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	Not Applicable. Policy S 5.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
S 5.9: Hazardous Waste and Materials - 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.	Not Applicable. Policy S 5.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies S 6.1 through S 6.14: Disaster Preparedness	Not Applicable. Policies S 6.1 through S 6.14 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies S 6.15 through S 6.24: Critical Facilities and Lifelines	Not Applicable. Policies S 6.15 through S 6.24 provide direction to County staff and decision makers and are not applicable to the proposed Project.
S 6.25: Disaster Recovery Plans - Develop plans for short-term and long-term post-disaster recovery. (AI 88, 103, 104.5)	Not Applicable. Policy S 6.25 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies S 6.26 through S 6.32: Public Information and Outreach	Not Applicable. Policies S 6.26 through S 6.32 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies S 7.1 through S 7.15: Drought, Extreme Heat, Severe Weather and Agriculture Hazards	Not Applicable. Policies S 7.1 through S 7.15 provide direction to County staff and decision makers and are not applicable to the proposed Project.
GENERAL PLAN NOISE ELEMENT	
N 1.1: Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used. (AI 107)	Consistent. As demonstrated in EIR Subsection 4.13, *Noise*, impacts to proposed noise-sensitive land uses resulting from on-site operations would be less than significant. Thus, the Project would be consistent with Policy N 1.1.
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)	Not Applicable. 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	Consistent. A Noise Impact Analysis, *Technical Appendix J* to the Project's EIR, was prepared for the Project and has been

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65 CNEL: • Schools. • Hospitals. • Rest Homes. • Long Term Care Facilities. • Mental Care Facilities. • Residential Uses. • Libraries. • Passive Recreation Uses. • Places of Worship. 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. 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)	incorporated into the discussion within EIR Section 4.13, *Noise*. As concluded in that section, the Project would not expose any on-site noise-sensitive land uses to excessive noise levels, and the Project's Conditions of Approval will be implemented to ensure noise levels do not exceed 65 dBA. The EIR analysis demonstrates that exterior noise levels are maintained at 65 dBA or below during the daytime hours and 45 dBA or below during nighttime hours for all noise sensitive land uses. Additionally, construction materials used to construct residential structures complies with all applicable local, State, and federal regulations pertaining to insulation and noise containment. As discussed in EIR Section 4.13, *Noise*, Map FV-3 of the Riverside County ALUCP shows the March Air Reserve Base (MARB) Noise Compatibility Contours, and indicates the proposed Project is located within the 55 dBA CNEL noise contour boundaries of the MARB. Thus, the Project would be consistent with Policy N 1.3.
N 1.4: Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 1.4.
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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 1.5.
N 1.6: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 1.6.
N 1.7: Require proposed land uses, affected by unacceptably high noise levels, to have an	Consistent. In conformance with this policy, a site-specific noise

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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)	impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 1.7.
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)	Not Applicable. The Project Applicant does not propose any wind turbines, and no wind turbines exist in the Project area. Thus, Policy N 1.8 is not applicable to the Project.
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)	Not Applicable. 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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 2.2.
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)	Consistent. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 2.3.
N 3.1: Protect Riverside County's agricultural resources from noise complaints that may result from routine farming practices, through the enforcement of the Riverside County Right-to-Farm Ordinance. (AI 105, 107)	Consistent. As documented in EIR Subsection 4.2, *Agriculture and Forestry Resources*, although there are lands within 300 feet of the Project site that are zoned primarily for agricultural use, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Thus, the Project would be consistent with Policy N 3.1.
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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 3.2.
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	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as

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measures to avoid or minimize project impacts on adjacent uses. (AI 107)	EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels, including noise impacts to existing and future surrounding land uses. Thus, the Project would be consistent with Policy N 3.3.
N 3.4: Identify point-source noise producers such as manufacturing plants, truck transfer stations, and commercial development by conducting a survey of individual sites. (AI 106)	Not Applicable. Policy N 3.4 provides direction to County staff 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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 3.5.
N 3.6: Discourage projects that are incapable of successfully mitigating excessive noise. (AI 107)	Consistent. A site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 3.6.
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)	Not Applicable. 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.	Not Applicable. The Project does not propose any noise-sensitive land uses. Thus, Policy N 4.1 is not applicable to the Project.
N 4.2 Develop measures to control non-transportation noise impacts. (AI 105)	Consistent. A site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 4.2.
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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Mitigation measures are presented in EIR Subsection 4.13, *Noise*, to reduce significant noise-related impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 4.3.

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N 4.4: Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources. (AI 105)	Not Applicable. The land uses proposed as part of the Project would not be potential major stationary noise sources. Thus, Policy N 4.4 is not applicable to the Project.
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)	Not Applicable. The land uses proposed as part of the Project would not be potential major stationary noise sources. Thus, Policy N 4.5 is not applicable to the Project.
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)	Not Applicable. 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)	Not Applicable. 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)	Consistent. The County would review future implementing developments (i.e., plot plans) for conformance with this requirement. Thus, the Project would be consistent with Policy N 4.8.
Policies N 5.1 and N 5.2: Wind Energy Conversion System (WECS)	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. The Project does not propose any commercial or industrial land uses. Thus, Policy N 6.3 is not applicable to the Project.
N 6.4: Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles in areas of the county except where designated for that purpose. Enforce strict operating hours for these vehicles in order to minimize noise impacts on sensitive land uses adjacent to public trails and parks. (AI 105, 108)	Not Applicable. 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	Consistent. As discussed in EIR Subsection 4.9 *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the

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Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1and summarized in the Policy Area section of the affected Area Plan.	ALUC public hearing on XX/XX/XXXX. The Project would be conditioned to comply with all conditions set forth by ALUC. Thus, the Project would be consistent with Policy N 7.1.
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.	Consistent. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the ALUC public hearing on XX/XX/XXXX. The Project would be conditioned to comply with all conditions set forth by ALUC. Thus, the Project would be consistent with Policy N 7.1.
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 the 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.	Consistent. The Project site is not located within the 60 dB CNEL contours of any currently operating public-use or military airports. Thus, the Project would be consistent with Policy N 7.3.
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.	Consistent. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is not located within the AIA for any public or private airports, and the Project site is not located within an airport noise impact area. Thus, the Project would be consistent with Policy N 7.4.
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.	Not Applicable. The Project site is not located near the Chocolate Mountain Aerial Gunnery Range. Thus, Policy N 8.1 is not applicable to the Project.
N 9.1: Enforce all noise sections of the State Motor Vehicle Code.	Not Applicable. 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)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Impacts due to Project-related transportation noise were determined to be less than significant. Thus, the Project would be consistent with Policy N 9.2.
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)	Consistent. A site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Impacts due to Project-related transportation noise were determined to be less than significant. Thus, the Project would be consistent with Policy N 9.3.
N 9.4: Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels. (AI 105)	Consistent. In conformance with this policy, a site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Impacts due to Project-related

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	operational noise were determined to be less than significant. Thus, the Project would be consistent with Policy N 9.4.
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)	Consistent. A site-specific noise impact analysis was conducted for the Project and is included as EIR *Technical Appendix J*. Impacts due to Project-related transportation noise were determined to be less than significant. Thus, the Project would be consistent with Policy N 9.5.
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)	Consistent. In conformance with this policy, a site-specific Noise Impact Analysis was conducted for the Project and is included as EIR *Technical Appendix J*. The NIA was prepared in accordance with County requirements.
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)	Not Applicable. The Project does not include any proposed noise-sensitive land uses. Thus, Policy N 9.7 is not applicable to the Project.
Policies N 10.1 through N 10.4: Mass Transit	Not Applicable. 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: Check all proposed projects for possible location within railroad noise contours using typical noise contour diagrams. (AI 106, 109)	Not Applicable. The Project site is not located near any railroad line and the Project site is therefore not subject to substantial railroad-related noise.
N 11.2: Minimize the noise effect of rail transit (freight and passenger) on residential uses and other sensitive land uses through the land use planning process. (AI 106, 109)	Not Applicable. The Project site is not located near any railroad line and the Project site is therefore not subject to substantial railroad-related noise.
N 11.3: Locate light rail and fixed rail routes and design rail stations in areas that are accessible to both residential and commercial areas, but also minimize noise impacts on surrounding residential and sensitive land uses. (AI 106, 109)	Not Applicable. Policy N 11.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
N 11.4: Install noise mitigation features where rail operations impact existing adjacent residential or other noise-sensitive uses. (AI 108)	Not Applicable. The Project site is not located near any railroad line and the Project site is therefore not subject to substantial railroad-related noise.
N 11.5: Restrict the development of new sensitive land uses to beyond the 65 decibel CNEL contour along railroad rights-of-way. (AI 106, 109)	Not Applicable. The Project site is not located near any 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)	Consistent. The Project includes 23.75 acres of natural open space that would serve as a land use transition and visual and noise buffer between residential homes and the existing residential uses north, east, and south of the Project site.

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	Additionally, Mitigation Measure 4.13-1 identifies further noise reducing measures incorporated into the Project. Thus, the Project would be consistent with Policy N 12.1.
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)	Consistent. The proposed Project includes a conceptual landscape plan that require appropriate landscaping along the site perimeter. Landscape plans would be required in the future in conjunction with implementing developments. Thus, the Project would be consistent with Policy N 12.2.
N 13.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)	Consistent. As discussed in EIR Subsection 4.13, *Noise*, Project-related construction noise would be reduced to less-than-significant levels with the incorporation of regulatory requirements and mitigation. Thus, the Project would be consistent with Policy N 13.1.
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)	Consistent. 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. Thus, the Project would be consistent with Policy N 13.2.
N 13.3: 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: a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment. (AI 107)	Consistent. Although the Project's EIR demonstrates that construction-related noise impacts would not impact nearby sensitive receptors, the Project would be conditioned by the County for compliance with this policy. Thus, the Project would be consistent with Policy N 13.3.
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)	Consistent. Appropriate mitigation measures have been identified in EIR Subsection 4.13, *Noise*, to reduce the Project's construction-related noise impacts to less-than-significant levels. Thus, the Project would be consistent with Policy N 13.4.
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	Not Applicable. The Project's proposed land uses do not consist of noise-sensitive uses. Thus, Policy N 14.1 is not applicable to the Project.

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insulation, double-paned windows, and dense construction materials.	
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)	Not Applicable. 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: • 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)	Consistent. The County would review future implementing developments (e.g., plot plans) for consistency with this policy. Thus, the Project would be consistent with Policy N 14.3.
N 14.4: Consider and, when necessary, to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)	Consistent. Operational noise impacts associated with the Project would be less than significant, as discussed in EIR Subsection 4.13, *Noise*. Thus, the Project would be consistent with Policy N 14.4.
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)	Consistent. Operational noise impacts associated with the Project would be less than significant, as discussed in EIR Subsection 4.13, *Noise*. Thus, the Project would be consistent with Policy N 14.5.
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)	Consistent. Future implementing plot plan and building permit applications would be reviewed by the County for compliance with this policy. Thus, the Project would be consistent with Policy N 14.6.
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)	Not Applicable. Policy N 14.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
N 14.8: Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.	Consistent. As demonstrated herein, the Project would not conflict with the Noise Element of the General Plan, and future implementing developments within the Project site would be reviewed by the County for compliance with the Noise Element. Thus, the Project would be consistent with Policy N 14.8.
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.	Consistent. Operational noise impacts associated with the Project would be less than significant, as discussed in EIR Subsection 4.13, *Noise*. Thus, the Project would be consistent with Policy N 14.9.
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)	Not Applicable. The Project does not include any proposed mixed-use or commercial land uses. Thus, Policy N 15.1 is not applicable to the Project.
N 15.2: Require that commercial and residential mixed-use structures minimize the transfer or	Not Applicable. The Project does not include any proposed

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transmission of noise and vibration from the commercial land use to the residential land use. (AI 105)	mixed-use or commercial land uses. Thus, Policy N 15.2 is not applicable to the Project.
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)	Not Applicable. No entertainment and restaurant/bar uses or any other uses that produce excessive noise are proposed as part of the Project. Thus, Policy N 15.3 is not applicable to the Project.
N 16.1: Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)	Not Applicable. The Project does not include any noise-sensitive land uses. Thus, Policy N 16.1 is not applicable to the Project.
N 16.2 Consider the following land uses sensitive to vibration: • Hospitals; • Residential areas; • Concert halls; • Libraries; • Sensitive research operations; • Schools; and • Offices	Not Applicable. Policy N 16.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	Consistent. Operational noise impacts associated with the Project would be less than significant, as discussed in EIR Subsection 4.13, *Noise*. Thus, the Project would be consistent with Policy N 16.3.
Policies N 17.1 through N 17.3: Noise Information Management – Mapping	Not Applicable. Policies N 17.1 through N 17.3 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies N 18.1 through N 18.9: Noise Information Management – Noise Data Management	Not Applicable. Policies N 18.1 through N 18.9 provide direction to County staff and decision makers and are not applicable to the 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)	Not Applicable. 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)	Not Applicable. 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	Not Applicable. The Project site is not located within areas subject to noise associated with airport operations. As discussed in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site is located in Zone D of the March Air Reserve Base (MARB) and was approved by the ALUC public hearing on

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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)	XX/XX/XXXX. The Project would be conditioned to comply with conditions set forth by ALUC. Thus, Policy N 19.3 is not applicable to the Project.
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.	Not Applicable. 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)	Consistent. The Project's potential impacts due to noise are addressed in EIR Subsection 4.13, *Noise*. Thus, the Project would be consistent with Policy N 19.5.
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," as well as a reflection of the concerns unique to Riverside County. 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.	Consistent. The Project Applicant proposes to change the site's existing land use designations, which would allow for the future development of 231 residential dwelling units. With approval of the Project's GPA, the Project would be fully consistent with the General Plan and LMWAP land use designations for the 140.7-acre property. Additionally, the Riverside County General Plan designates large portions of the County for development of residential uses, including residential housing for lower-income households. The proposed Project accommodates a mix of lot sizes from 10,890 square feet to more than 1-acre in size, which provides a range of housing options. With implementation of the Project, the County still would be able to meet its RHNA fair share allocations. Thus, the Project would be consistent with the Housing Element.
GENERAL PLAN AIR QUALITY ELEMENT	
Policies AQ 1.1 through AQ 1.11: Multi-jurisdictional Cooperation	Not Applicable. Policies AQ 1.1 through AQ 1.11 provide direction to County staff and decision makers and are not applicable to the proposed Project.
AQ 2.1: The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)	Consistent. There are no polluting point sources in the Project vicinity, and future land uses on site would not generate substantial amounts of point-source pollution. Thus, the Project would be consistent with Policy AQ 2.1.
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)	Not Applicable. There are no sources of substantial air pollution in the area that would require the use of barriers or distance from emission sources, and future uses on site would not comprise

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	substantial sources of air pollution in the area (refer to EIR Subsection 4.3, *Air Quality*). Thus, the Project would be consistent with Policy AQ 2.2.
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)	Consistent. Landscape plans would be required as part of future implementing developments. Thus, the Project would be consistent with Policy AQ 2.3.
AQ 2.4: Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air. (AI 114)	Not Applicable. Policy AQ 2.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies AQ 3.1 through AQ 3.4: Mobile Pollution Sources	Not Applicable. 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.	Consistent. The County would review future implementing developments (e.g., building permits, etc.) for compliance with this policy. Thus, the Project would be consistent with Policy AQ 4.1.
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.	Consistent. The Project would be subject to existing State building code requirements for energy efficient heating equipment and other appliances. Thus, the Project would be consistent with Policy AQ 4.2.
AQ 4.3: Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.	Consistent. The County would review future implementing developments (e.g., plot plans, building permits, etc.) for compliance with this policy. Thus, the Project would be consistent with Policy AQ 4.3.
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.	Consistent. All residential components of the proposed Project would be required to comply with Title 24 of the California Code of Regulations. Thus, the Project would be consistent with Policy AQ 4.4.
AQ 4.5: Require stationary pollution sources to minimize the release of toxic pollutants through: • Design features; • Operating procedures; • Preventive maintenance; • Operator training; and • Emergency response planning	Not Applicable. 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, *Air Quality*. Thus, Policy AQ 4.5 is not applicable to the Project.
AQ 4.6: Require stationary air pollution sources to comply with applicable air district rules and control measures.	Not Applicable. The residential uses proposed as part of the Project would not contain any substantial stationary air pollution

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	sources. The Project would be required to comply with all applicable SCAQMD requirements. Refer also to EIR Subsection 4.3, *Air Quality*. Thus, Policy AQ 4.6 is not applicable to the Project.
AQ 4.7: To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.	Consistent. As documented in EIR Subsection 4.3, *Air Quality*, Project impacts to air quality would be less than significant. Thus, the Project would be consistent with Policy AQ 4.7.
AQ 4.8: Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.	Not Applicable. 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.	Consistent. All future construction activities associated with the Project would be required to comply with SCAQMD Rules 403 and 403.1, as applicable. Thus, the Project would be consistent with Policy AQ 4.9.
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)	Not Applicable. 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.	Consistent. The proposed Project incorporates energy efficient design elements, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills as part of the Project and is consistent with Policy AQ 5.1.
AQ 5.2: Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)	Not Applicable. 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.	Not Applicable. 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.	Consistent. The County would review implementing developments (e.g., plot plans, etc.) for consistency with this policy. Thus, the Project would be consistent with Policy AQ 5.4.
AQ 6.1: Assist small businesses by developing education and job training programs, especially in job-poor areas. (AI 124)	Not Applicable. Policy AQ 6.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 6.2: Collaborate with local colleges and universities to develop appropriate educational programs to assist residents in obtaining job skills to meet market demands.	Not Applicable. Policy AQ 6.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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Policies AQ 7.1 through AQ 7.7: Business Development	Not Applicable. 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)	Not Applicable. 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)	Not Applicable. The Project does not include any proposed mixed-use or commercial land uses. Thus, Policy AQ 8.2 is not applicable to the Project.
AQ 8.3: Time and locate public facilities and services so that they further enhance job creation opportunities. (AI 18)	Not Applicable. 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)	Not Applicable. 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)	Consistent. As demonstrated herein, the Project would be consistent with applicable policies of the General Plan Land Use Element. Thus, the Project would be consistent with Policy AQ 8.5.
AQ 8.6: Encourage employment centers in close proximity to residential uses. (AI 14)	Not Applicable. The Project does not include any proposed mixed-use or commercial land uses. Thus, Policy AQ 8.6 is not applicable to the Project.
AQ 8.7: Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)	Not Applicable. 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)	Not Applicable. The Project does not include any proposed mixed-use or commercial land uses. Thus, Policy AQ 8.8 is not applicable to the Project.
AQ 8.9: Promote land use patterns that promote alternative modes of travel. (AI 26)	Consistent. The land use intensities proposed as part of the Project would support existing mass transit in the local area. Thus, the Project would be consistent with Policy AQ 8.9.
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)	Not Applicable. 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)	Not Applicable. Policy AQ 9.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
Policies AQ 10.1 through AQ 10.4: Trip Reduction	Not Applicable. Policies AQ 10.1 through AQ 10.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 11.1 through AQ 11.4: Special Events	Not Applicable. Policies AQ 11.1 through AQ 11.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 12.1 through AQ 12.5: Transportation Systems Management – Traffic Flow	Not Applicable. Policies AQ 12.1 through AQ 12.5 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 13.1 through AQ 8.0: Transportation Systems Management – Transportation System Management Improvements	Not Applicable. Policies AQ 13.1 through AQ 8.0 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 14.1 through AQ 14.4: Transportation Facility Development	Not Applicable. Policies AQ 14.1 through AQ 14.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.
AQ 15.1: Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.	Not Applicable. Policy AQ 15.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies AQ 16.1 through AQ 16.4: Multi-jurisdictional Cooperation	Not Applicable. Policies AQ 16.1 through AQ 16.4 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 17.1 through AQ 17.11: Control Measures	Not Applicable. 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.	Not Applicable. 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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, mitigation has been imposed on the Project requiring compliance with the County's CAP, and therefore would assist the County in meeting its target to reduce Greenhouse Gases (GHGs) by 25% as compared to BAU. Thus, the Project would be consistent with Policy AQ 18.2.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
AQ 18.3: Develop a Climate Action Plan for reducing GHG emissions. The 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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, 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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, 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)	Not Applicable. 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 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)	Not Applicable. Policy AQ 19.1 provides direction to County 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)	Not Applicable. 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.	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, 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.
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)	Consistent. In conformance with this policy, a Project-specific Greenhouse Gas Assessment was prepared for the Project and is included as EIR *Technical Appendix G*. 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)	Not Applicable. 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	Not Applicable. Policy AQ 20.2 provides direction to County

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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)	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)	Not Applicable. Policy AQ 20.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 20.4: Reduce VMT and traffic through programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles. (AI 47, 146)	Not Applicable. 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)	Consistent. The County would review future implementing developments (e.g., plot plans, building permits, etc.) for compliance with this policy. Thus, the Project would be consistent with Policy AQ 20.5.
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.	Not Applicable. The Project does not include any proposed commercial land uses. Thus, Policy AQ 20.6 is not applicable to the Project.
AQ 20.7: Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)	Not Applicable. The Project site is not located in an urban center, and does not include any proposed commercial land uses. Thus, Policy AQ 20.7 is not applicable to the Project.
AQ 20.8: Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)	Not Applicable. The Project site does not include any proposed high density residential land uses. Thus, Policy AQ 20.8 is not applicable to 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)	Consistent. The Project would entail development of the site with residential uses that would be located near existing and planned rural areas, and also accommodates 23.75 acres of natural open space. Thus, the Project would be consistent with Policy AQ 20.9.
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)	Consistent. The County would review future implementing developments (e.g., plot plans, building permits, etc.) for compliance with this policy. Thus, the Project would be consistent with Policy AQ 20.10.
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)	Consistent. Future development on site would be required to be constructed in accordance with the current State and County building codes in existence at the time, which include requirements related to energy efficiency and infrastructure design. Thus, the Project would be consistent with Policy AQ 20.11.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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)	Not Applicable. 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, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities. (AI 147)	Consistent. Future development on site would be required to be constructed in accordance with the current State and County building codes in existence at the time, which include requirements related to water use and wastewater generation. Thus, the Project would be consistent with Policy AQ 20.13.
AQ 20.14: Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.	Consistent. Future implementing developments (e.g., tentative tract maps, plot plans, etc.) would be subject to compliance with County Ordinance No. 859. Thus, the Project would be consistent with Policy AQ 20.14.
AQ 20.15: Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.	Consistent. Future implement developments (e.g., tentative tract maps, plot plans, etc.) would be required to incorporate drainage devices such as bioswales to treat runoff generated on the Project site. Thus, the Project would be consistent with Policy AQ 20.15.
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.	Not Applicable. 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. Thus, Policy AQ 20.16 is not applicable to the Project.
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.	Consistent. A site-specific Fire Protection Plan (FPP) has been prepared for the Project and is included as EIR *Technical Appendix L*. The Project would be conditioned to comply with the recommendations of the FPP. Compliance with the FPP would reduce the risk of fire hazards on-site and in adjacent areas. Thus, the Project would be consistent with Policy AQ 20.17.
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)	Not Applicable. 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 sitting of renewable energy facilities and transmission lines in appropriate locations. (AI 147)	Not Applicable. 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)	Consistent. The Project would be subject to the County's solid waste requirements. Thus, the Project would be consistent with Policy AQ 20.20.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
Policies AQ 20.21 through AQ 20.26: Education, Coordination and Outreach Objectives	Not Applicable. Policies AQ 20.21 through AQ 20.26 provide direction to County staff and decision makers and are not applicable to the proposed Project.
Policies AQ 20.27 through AQ 20.30: Municipal Operational Objectives	Not Applicable. Policies AQ 20.27 through AQ 20.30 provide direction to County staff and decision makers and are not applicable to the proposed Project.
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 the 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) 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. 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. 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. 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. 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.	Consistent. In conformance with this policy, a Project-specific Greenhouse Gas Assessment was prepared for the Project and is included as *Technical Appendix G*, and complies with the requirements specified by this policy. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with the implementation of mitigation measures. Thus, the Project would be consistent with Policy AQ 21.1.
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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the Project would be consistent with Policy AQ 21.2.
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	Not Applicable. Alternative measures for reducing the Project's GHG emissions are not needed because the Project Applicant demonstrates compliance with the CAP Implementation

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
cases, the following alternate measures may be utilized, at the County's discretion: 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. 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. 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.	Measures. Thus, Policy AQ 21.3 is not applicable to the Project.
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)	Not Applicable. Policy AQ 21.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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): a. Reduce vehicle miles traveled by providing or requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. b. Reduce vehicle miles traveled by facilitating an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies to develop mutual policies and funding mechanisms to increase the use of alternative transportation. c. Improve connectivity by requiring pedestrian linkages between developments and transportation facilities, as well as between residential and commercial, recreational and other adjacent land uses. d. Reduce air pollution and greenhouse gas emissions by improving circulation network efficiency. e. Reduce traffic through programs that increase carpooling and public transit use, decrease trips and commute times and increase use of alternative-fuel vehicles. f. Preserve transportation corridors for renewable energy transmission lines and for new transit lines, where appropriate.	Not Applicable. Policy AQ 22.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 23.1: The County shall implement programs and requirements to achieve the following	Not Applicable. Policy AQ 23.1 provides direction to County

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
objective related to reducing greenhouse gas emissions associated with land use patterns (AI 147): 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. 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. c. Conserve energy by increasing the efficiency of delivery of services through the adoption and implementation of smart growth principles and policies. d. Reduce vehicle miles travelled by commuters through implementation of planning measures that provide appropriate jobs-housing balances within communities. 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. 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. g. Reduce vehicle miles travelled by identifying sites for affordable housing for workers close to employment centers and encouraging development of such sites.	staff and decision makers and is not applicable to the proposed Project.
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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the Project would be consistent with Policy AQ 23.2.
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): 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). 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	Not Applicable. Policy AQ 24.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
design. c. Require new development (residential, commercial and industrial) to reduce energy consumption through use of energy efficient mechanical systems and equipment. d. Establish or support programs to assist in the energy-efficient retrofitting of older affordable housing units. 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. f. Balance additional upfront costs for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.	
AQ 24.2: For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the Project would be consistent with Policy AQ 24.2.
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): 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.	Not Applicable. Policy AQ 25.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 25.2: The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through biota conservation: 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	Not Applicable. As demonstrated in EIR Subsection 4.4, *Biological Resources*, the Project site is not located within an MSHCP Criteria Cell, and the Project would be subject to mitigation measures in order to ensure full compliance with the Western Riverside County MSHCP requirements. Thus, Policy AQ 25.2 is not applicable to the Project.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
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, 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. f. Promote the voluntary preservation of areas of native vegetation that may contribute to biological carbon sequestration functions. 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.	
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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the Project would be consistent with Policy AQ 25.3.
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): a. Encourage the installation of solar panels and other energy-efficient improvements. b. Facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). c. Facilitate development of renewable energy facilities and transmission lines in appropriate locations. d. Facilitate renewable energy facilities and transmission line siting. e. Provide incentives for development of local green technology businesses and locally-produced green products. f. Provide incentives for investment in residential and commercial energy efficiency improvements. g. Identify lands suitable for wind power generation or geothermal production and encourage development of these alternative energy sources.	Not Applicable. Policy AQ 26.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
developed and implemented to address use of alternative energy for County operations and within the community. (AI 147)	Project would be consistent with Policy AQ 26.2.
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): 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.	Not Applicable. Policy AQ 27.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Consistent. As discussed in EIR Subsection 4.8, *Greenhouse Gas Emissions*, the Project would be in compliance with the County's CAP with implementation of mitigation. Thus, the Project would be consistent with Policy AQ 27.2.
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): a. Provide homeowner education programs on the various voluntary ways in which they may reduce their homes' GHG emissions. b. Develop and implement motorist education programs on reducing vehicle miles travelled (VMT), idling, vehicle maintenance, etc. c. Develop and implement incentive programs for increasing carpooling, public transit use and other similar means. d. Develop and implement incentive programs for residential energy conservation, such as through retrofitting to improve insulation values, adding solar energy capabilities, planting deciduous trees to provide summer shade, etc. e. Develop and implement programs designed to decrease transportation emissions, such as hybrid vehicle rebates, alternate fuel discounts, carpooling incentives, van pools, etc. f. Develop and implement education programs about green purchasing and waste reduction measures, e.g., use of sustainable materials, composting and such. 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. h. Develop and implement programs to incentive recycling and other waste reduction programs.	Not Applicable. Policy AQ 28.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
AQ 28.2: The County shall implement programs and requirements to achieve greenhouse gas emissions reductions through the following interagency coordination objectives (AI 146): a. Coordinate County regional GHG reduction efforts with those of other regional agencies and plans, i.e.: • SCAG Regional Blueprint Plan • SCAG Regional Transportation Plan (which will address SB375) □ SCAQMD Air Quality Management Plans • SB 375 Coordination and "Sustainable Communities Strategies" 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. 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. 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.	Not Applicable. Policy AQ 28.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
AQ 28.3: Voluntary greenhouse gas reduction objectives for the community sector shall be achieved through development and implementation of specific implementation measures, as determined appropriate and feasible by the County.	Not Applicable. Policy AQ 28.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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): 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.	Not Applicable. Policy AQ 29.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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) 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	Not Applicable. Policy AQ 29.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.

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installations, individual wind energy generators, geothermal heat sources) on County facilities where feasible and appropriate.	
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): 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.	Not Applicable. Policy AQ 29.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	Not Applicable. Policy AQ 29.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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)	Not Applicable. 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 on-going health challenges in Riverside County. (AI 136)	Not Applicable. 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.	Not Applicable. 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.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community and utilizes cluster development patterns to encourage and facilitate pedestrian access to existing Riverside Transit Agency (RTA) Bus Route 27 stop located at Van Buren Boulevard, approximately a half-mile southeast of the Project site. Additionally, transit service is reviewed and updated by

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	RTA periodically to address ridership, budget, and community demand needs. Thus, the Project would be consistent with Policy HC 2.2.
HC 3.1: Where appropriate, require high-density, mixed use development near existing and proposed high use transit centers. (AI 137)	Not Applicable. 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.	Consistent. The land use intensities proposed as part of the Project would support existing transit service in the area. Thus, the Project would be consistent with Policy HC 3.2.
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)	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community. Thus, the Project would be consistent with Policy HC 3.3.
HC 3.4: Provide for a range of housing options to accommodate a range of income levels and household types.	Consistent, The Project accommodates a mix of lot sizes from 10,890 square feet to more than 1-acre in size, which provides a range of housing options. Thus, the Project would be consistent with Policy HC 3.4.
HC 4.1 Promote healthy land use patterns by doing each of the following to the extent feasible: (AI 137) 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.	Consistent. The Project accommodates 23.75 acres of natural rural open space areas on the Project site. The portions of the Project site proposed for development are not environmentally sensitive or subject to severe natural hazards. The remaining portion of this policy provides direction to County staff and decision makers and is not applicable to the proposed 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)	Not Applicable. Policy HC 4.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies HC 5.1 through HC 5.6: Non-Motorized Transportation Systems	Not Applicable. 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.	Not Applicable. 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	Not Applicable. Policy HC 6.2 provides direction to County staff

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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.	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.	Not Applicable. 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.	Not Applicable. The Project site is not planned for development with regional trails, according to Figure 8 of the LMWAP.
HC 6.5: Promote job growth within Riverside County to reduce the substantial out-of-county job commutes that exist today.	Not Applicable. Policy HC 6.5 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 7.1: Encourage the provision of public art and preserve and increase access to cultural resources.	Not Applicable. Policy HC 7.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 7.2: Encourage partnerships among entities and institutions including tribal governments which promote art and cultural programs, foster community identity, and enhance neighborhood pride.	Not Applicable. Policy HC 7.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies HC 8.1 and HC 8.2: Social Capital	Not Applicable. 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)	Consistent. The Project consists of a master planned residential community pursuant to Tentative Tract Map No. 38510, which establishes the standards for the development of the Project site with residential land uses. Thus, the Project would be consistent with Policy HC 9.1.
HC 9.2: Require appropriate infrastructure, public facilities, and services.	Consistent. As documented in EIR Subsections 4.16, *Public Services*, and 4.20, *Utilities and Service Systems*, adequate infrastructure, public facilities, and services exist or would exist to serve the proposed Project. Thus, the Project would be consistent with Policy HC 9.2.
HC 9.3: Require safe and appealing recreational opportunities.	Consistent. The Project would accommodate passive recreational uses, including a 16-foot-wide pedestrian trail and trailhead parking area. Thus, the Project would be consistent with Policy HC 9.3.
HC 9.4: Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	Not Applicable. 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	Not Applicable. The Project does not include any commercial

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walking distance of residential areas. (AI 142)	retail or public facilities land uses. Thus, Policy HC 9.5 is not applicable to the Project.
HC 10.1: Provide residents of all ages and income levels with convenient and safe opportunities for recreation and physical activities.	Consistent. The Project accommodates a 16-foot-wide pedestrian trail in close proximity to homes for convenient use for residents. Access to such open space areas and recreational uses has been maximized within the development. Thus, the Project would be consistent with Policy HC 10.1.
HC 10.2: Increase access to open space resources by: 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.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail o. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 10.2.
HC 10.3: Encourage the expansion of facilities and amenities in existing parks.	Not Applicable. 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.	Consistent. The Project accommodates a total of 23.75 acres of natural open space and a 6 a 16-foot-wide pedestrian trail. Thus, the Project would be consistent with Policy HC 10.4.
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.	Not Applicable. 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.	Consistent. The County would review future implementing developments (e.g., tentative tract maps, plot plans, etc.) for compliance with this policy. Thus, the Project would be consistent with Policy HC 10.6.
HC 10.7: When planning communities, encourage the location of parks near other community facilities such as schools, senior centers, recreation centers, etc.	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. Policy HC 10.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
Policies HC 11.1 and HC 11.2: Access to Healthy Foods and Nutrition	Not Applicable. Policies HC 11.1 and HC 11.2 provide direction

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	to County staff and decision makers and are not applicable to the proposed Project.
Policies HC 12.1 and HC 12.2: Healthcare and Mental Healthcare	Not Applicable. 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).	Not Applicable. 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.	Not Applicable. 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.	Not Applicable. 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.	Consistent. As documented in EIR Subsection 4.3, *Air Quality*, 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 quality basins, to minimize the harborage of vectors such as mosquitoes.	Consistent. Future detention/water quality basins would be required throughout the Project site, and would be required to be designed to drain within 72 hours in conformance with County standards and requirements, thereby precluding vector-related hazards. Thus, the Project would be consistent with Policy HC 14.3.
HC 15.1: In coordination with community based organizations and community members, develop an outreach and engagement plan using multiple means for increasing public awareness and participation in the local planning process in furtherance of environmental justice planning.	Not Applicable. Policy HC 15.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 15.2: Encourage collaboration between the county, community, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.	Not Applicable. Policy HC 15.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 15.3: Work with local community-based organizations and environmental justice focus groups to promote civic engagement activities in furtherance of environmental justice as set forth in the General Plan and related programs established within environmental justice communities.	Not Applicable. Policy HC 15.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 15.4: Coordinate, with environmental groups, Native American tribal groups, the business community, special interests, county and non-county agencies and the general public in the development of programs that effectively reduce greenhouse gas emissions and air pollution, and as applicable pursuant to the Community Air Protection Program (AB617).	Not Applicable. Policy HC 15.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 15.5: Develop a sustainability plan for siting hazardous waste and hazardous materials facilities, including solid waste and recycling facilities, through the County's local planning	Not Applicable. Policy HC 15.5 provides direction to County staff and decision makers and is not applicable to the proposed

Table 1 Project Consistency with Riverside County General Plan Policies

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processes utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3. The plan shall increase waste reduction measures, address illegal dumping, and increase access and affordability to composting and recycling facilities.	Project. Additionally, the Project would not generate substantial amounts of hazardous waste or materials.
HC 15.6: Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.	Not Applicable. Policy HC 15.6 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 15.7: Establish a far-ranging, creative, forward-thinking public education and community-oriented outreach campaign, to inform the environmental justice communities about the following in conjunction with implementation of policy HC15.1: a. Potential hazards. b. The costs of not mitigating hazards and the health and environmental implications associated therewith c. Facts about each hazard. d. Methods to ameliorate health and environmental constraints. e. Opportunities and constraints the County of Riverside has to address regarding environmental justice criteria.	Not Applicable. Policy HC 15.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.1: In cooperation with affected federal state, local agencies, county departments, and impacted community residents, monitor changes to the Salton Sea and other bodies of water that impact air quality and water quality and seek and pursue opportunities to address impacts to the maximum extent possible, and make public the data and other information related to the status of the effort.	Not Applicable. Policy HC 16.1 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project site is not located within the watershed of the Salton Sea or other bodies of water that impact air quality and water quality.
HC 16.2: Pursue funding and other opportunities from state, federal, and local government and nongovernment sources and allocate county general funds to improve public health and limit pollution exposure and promote efforts to ameliorate environmental justice constraints in environmental justice communities.	Not Applicable. Policy HC 16.2 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.3: Assist communities in seeking funding for community initiated clean air projects including the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.	Not Applicable. Policy HC 16.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.4: Pursue funding to connect low income residents and communities to municipal water and wastewater services. In the interim, seek financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems or to provide for connections to wastewater systems as a viable alternative if such systems can be made readily available.	Not Applicable. Policy HC 16.4 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.5: Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.	Not Applicable. Policy HC 16.5 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project does not include any "unhealthy" or "polluting" land uses.
HC 16.6: When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted	Not Applicable. Industrial land uses are not proposed as part of the Project. Thus, Policy HC 16.6 is not applicable to the Project.

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by the Board of Supervisors on November 19, 2019 and as may be subsequently amended.	
HC 16.7: Evaluate public and private facilities for health hazards or major sources of contamination and identify and implement alternatives for removal of contamination.	Consistent. As documented in EIR Subsection 4.9, *Hazards and Hazardous Materials*, the Project site does not contain any health hazards or major sources of contamination.
HC 16.8: Evaluate creating a cap or threshold on the number of pollution sources within EJ communities and make recommendations thereon.	Not Applicable. Policy HC 16.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.9: Explore the feasibility of creating a partnership with the South Coast Air Quality Management District (SCAQMD)to establish a mitigation program to reduce the impact of air pollution as well as assist with the implementation of air quality programs.	Not Applicable. Policy HC 16.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.10: Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed income housing therein, that make the most efficient use of land and concentrate complementary uses in close proximity to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.	Not Applicable. The Project is located in a semi-rural area and is not appropriate for compact development. Thus, Policy HC 16.10 is not applicable to the Project.
HC 16.11: Implement development of bicycle and pedestrian facilities to reduce dependency on fossil fuel based transportation and pursue funding to implement mobility plans and projects.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community. Thus, the Project would be consistent with Policy HC 16.11.
HC 16.12: Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.	Consistent. The Project incorporates meandering trails, sidewalks, and other pedestrian access throughout the proposed community. Thus, the Project would be consistent with Policy HC 16.12.
HC 16.13: Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.	Consistent. Residential uses would be buffered from existing residential uses with appropriate slopes and natural open space. The Project is not located adjacent to high-volume roadways/ transportation and train track corridors. Thus, the Project would be consistent with Policy HC 16.13.
HC 16.14: Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.	Consistent. The Project does not include any land uses associated with polluting point sources, and no such uses exist within the Project vicinity. Thus, the Project would be consistent with Policy HC 16.14.
HC 16.15: 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.	Not Applicable. The Project does not include any industrial or warehouse uses, and no such uses occur in the Project vicinity. Thus, Policy HC 16.15 is not applicable to the Project.
HC 16.16: Apply pollution control measures such as landscaping, vegetation, and green zones (in	Consistent. The Project would include landscaping throughout

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cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	the proposed development areas, including street trees. Thus, the Project would be consistent with Policy HC 16.16.
HC 16.17: Landscape by planting of trees on a community basis that removes pollutants from the air, provides shade and decreases the negative impacts of extreme heat on the community.	Consistent. The Project would include landscaping throughout the proposed development areas, including street trees. Thus, the Project would be consistent with Policy HC 16.17.
HC 16.18: Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions in order to improve air quality.	Not Applicable. The Project is located in a rural area and does not propose commercial or industrial land uses. Thus, Policy HC 16.18 is not applicable to the Project.
HC 16.19: Promote reduction of vehicle miles traveled (VMT) by encouraging expanded multi-modal facilities, linkages between such facilities, and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes.	Not Applicable. Policy HC 16.19 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.20: Facilitate an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies in the development of mutual policies and funding mechanisms to increase the use of alternative transportation modes. All new development should contribute and invest in increasing access to public transit and multimodal active transportation infrastructure.	Not Applicable. Policy HC 16.20 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.21: Require the creation of programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles and facilities supporting the use of such vehicles including charging stations.	Not Applicable. Policy HC 16.21 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 16.22: Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.	Not Applicable. The Project does not include any industrial uses, and no industrial uses occur in the Project's vicinity. Thus, Policy HC 16.22 is not applicable to the Project.
HC 16.23: Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.	Not Applicable. The Project does not include industrial or agricultural uses, and no such uses that produce significant quantities of toxic emissions occur in the Project vicinity. Thus, Policy HC 16.23 is not applicable to the Project.
HC 16.24: Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.	Not Applicable. The Project does not include industrial or agricultural uses. Thus, Policy HC 16.24 is not applicable to the Project.
HC 16.25: Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.	Not Applicable. The Project does not include any proposed mines, and there are no existing or proposed mines within the Project vicinity. Thus, Policy HC 16.25 is not applicable to the Project.
HC 16.26: Enforce the land use policies and siting criteria related to hazardous materials and	Not Applicable. Policy HC 16.26 provides direction to County

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wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following: a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs. b. Require and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.	staff and decision makers and is not applicable to the proposed Project.
Policies HC 17.1 through HC 17.7: Food Access Policies	Not Applicable. Policies HC 17.1 through HC 17.7 provide direction to County staff and decision makers, and are not applicable to the proposed Project.
Policies HC 18.1 through HC 18.13: Safe and Sanitary Home Policies	Not Applicable. Policies HC 18.1 through HC 18.13 provide direction to County staff and decision makers, and are not applicable to the proposed Project.
HC 19.1: Collaborate with the relevant agencies to promote opportunities to provide recreational facilities for residents, including the Salton Sea area, and other bodies of water, as applicable, that are accessible via public transit and active transportation, including pedestrian friendly local roads with sidewalks and bikeways. Other projects and amenities should be developed as identified by community members.	Not Applicable. Policy HC 19.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 19.2: Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 19.2.
HC 19.3: Promote pedestrian and bicycle access to parks and open space through infrastructure investments, education and improvements.	Not Applicable. Policy HC 19.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 19.4: Promote the preparation of a pedestrian network plan that allows for safe travel between all areas and destinations of the community to include as feasible shade structures, street furniture, signage, and exercise areas such as par courses.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 19.4.
HC 19.5: Paseos, pedestrian and bicycle paths should be provided between residential structures and nonresidential structures.	Not Applicable. The Project is located in a rural residential area. Thus, Policy HC 19.5 is not applicable to the Project.
HC 19.6: Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.	Not Applicable. Policy HC 19.6 provides direction to County staff and decision makers and is not applicable to the proposed

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	Project.
HC 19.7: Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 19.7.
HC 19.8: Paseos and pedestrian/bicycle connections should be provided between the highest density residential uses and those nonresidential uses so that the local population can safely connect with ease. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including schools, libraries, and community facilities.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 19.8.
HC 19-9: Pursue joint use agreements with school districts for park and recreational facility use, especially when access to comparable public facilitates is not available.	Not Applicable. Policy HC 19.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 20.1: 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.	Consistent. Riverside County would review future implementing developments (e.g., building permits) for compliance with this policy. Thus, the Project would be consistent with Policy HC 20.1
HC 20.2: 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.	Consistent. The Project accommodates 23.75 acres of natural open space. Additionally, the Project accommodates passive recreational uses, including a 16-foot-wide pedestrian trail. The proposed recreational facilities would be located in close proximity to proposed homes on site. Thus, the Project would be consistent with Policy HC 20.2
HC 20.3: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition and seek opportunities, particularly funding, to enhance quality of life conditions in existing mobile home parks particularly those which are affected by deteriorating infrastructure and hardscape.	Not Applicable. Policy HC 19.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
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.	Consistent. The Project would not conflict with or infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements. Thus, the Project would be consistent with Policy HC 20.4.
HC 20.5: In working with transit service providers and developers of residential projects, promote better and safer connections between residential areas and services to include local and regional	Not Applicable. Policy HC 20.5 provides direction to County staff and decision makers and is not applicable to the proposed

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
transportation hubs as well as ancillary components such as sidewalks and shade structures as being associated with these connections for better access to parks, schools, and employment areas.	Project.
HC 20.6: With the availability of funding and pursuant to health and safety considerations, ensure that surface drainage is properly captured and disposed and does not mix or otherwise interface with septic systems.	Consistent. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project's impacts to water quality would be less than significant. Additionally, no septic systems exist or are proposed on the Project site. Thus, the Project would be consistent with Policy HC 20.6.
HC 20.7: Ensure that health and safety facilities such as fire stations and sheriff substations are adequately sited, improved and staffed to serve affected communities. Identify which communities need services to be built in close proximity to reduce the amount of time it takes to respond to an emergency.	Not Applicable. Policy HC 20.7 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 20.8: Review the location and extent of community recreational facilities to ensure maximum use by children and adults and use that information to develop new recreational facilities and opportunities for the community, including indoor and outdoor facilities.	Not Applicable. Policy HC 20.8 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 20.9: Ensure that safe and potable drinking and cooking water is available in the EJ communities.	Not Applicable. Policy HC 20.9 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 21.1: Review and analyze the location of medical, dental and vision clinics and staffing to ensure that community health can be maintained for routine and complex health issues and ensure that facilities have cooperative agreements in place with similar facilities in the area. Locate interim facilities and mobile clinics until permanent facilities can be built.	Not Applicable. Policy HC 21.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 22.1: Increase coordination and collaboration with the implementation of existing climate action plans such as the county's 2020 Climate Action Plan update, resilience action plans, mobility plans and AB 617 plans, as may be amended.	Not Applicable. Policy HC 22.1 provides direction to County staff and decision makers and is not applicable to the proposed Project.
HC 22.2: Develop a stormwater capture system in areas that do not have the appropriate curb and gutter infrastructure.	Not Applicable. Policy HC 22.2 provides direction to County staff and decision makers and is not applicable to the proposed Project. Additionally, the Project incorporates a drainage system that would adequately convey stormwater flows.
HC 22.3: Work with community residents to identify a pathway for community solar projects and other renewable energy projects that do not harm the natural habitat, resources, and environment of the community.	Not Applicable. Policy HC 22.3 provides direction to County staff and decision makers and is not applicable to the proposed Project
HC 22.4: Utilizing public outreach and engagement pursuant to policies HC 15.1, HC 15.2 and HC 15.3, update community and area plans, and create new plans to be determined, located in the environmental justice communities adapting the polices contained herein to address local needs including in conjunction with the development of the county's Unincorporated Communities Initiative.	Not Applicable. Policy HC 22.4 provides direction to County staff and decision makers and is not applicable to the proposed Project
HC 22.5: New specific plans or existing specific plans that includes a substantial revision that are	Not Applicable. According mapping information available from

Table 1 Project Consistency with Riverside County General Plan Policies

PROJECT CONSISTENCY WITH RIVERSIDE COUNTY GENERAL PLAN POLICIES	
within "disadvantaged communities," as identified by CalEPA should address Environmental Justice goals and include appropriate policies similarly to this section.	CalEPA, the Project area is not identified as a "disadvantaged community." Thus, the Project would be consistent with Policy HC 22.5.

2.0 ANALYSIS OF PROJECT CONSISTENCY WITH THE LAKE MATHEWS / WOODCREST PLAN

Table 1, *Project Consistency with Lake Mathews/Woodcrest Area* Plan Policies, provides an analysis of the Project's consistency with the Lake Mathews/Woodcrest Area Plan (LMWAP) of the Riverside County General Plan.

Table 1 Project Consistency with Lake Mathews/Woodcrest Area Plan Policies

PROJECT CONSISTENCY WITH LAKE MATHEWS / WOODCREST AREA PLAN LAND USE POLICIES	
LMWAP POLICY	**PROJECT CONSISTENCY**
LMWAP 1.1 through LMWAP 1.10: El Sobrante Policy Area	Not Applicable. Policies LMWAP 1.1 through LMWAP 1.10 apply to the El Sobrante Policy Area and the Project site is not located within the El Sobrante Policy Area. Thus, Policies LMWAP 1.1 through LMWAP 1.10 are not applicable to the proposed Project.
LMWAP 2.1: Gavilan Hills Policy Area	Not Applicable. Policy LMWAP 2.1 applies to the Gavilan Hills Policy Area and the Project site is not located within the Gavilan Hills Policy Area. Thus, Policy LMWAP 2.1 are not applicable to the proposed Project.
LMWAP 3.1 and LMWAP 3.2: Cajalco Wood Policy Area	Not Applicable. Policies LMWAP 3.1 and LMWAP 3.2 apply to the Cajalco Wood Policy Area and the Project site is not located within the Cajalco Wood Policy Area. Thus, Policies LMWAP 3.1 and LMWAP 3.2 are not applicable to the proposed Project.
LMWAP 4.1: March Joint Air Reserve Base Influence Area - To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.	Consistent. The project is located within Zone D/Area III of the March Air Reserve Base and is required to comply with associated conditions of the Riverside Airport Land Use Commission (ALUC). An ALUC application was reviewed and approved on XXX, and is included as EIR Technical Appendix M. ALUC concluded that the Project is consistent with the 2014 March Air reserve Base/Inland Port Authority Land Use Compatibility Plan, subject to conditions of approval. adequate infrastructure capacity exists or is planned to accommodate the Project's generation of traffic. Thus, the Project would be consistent with Policy LMWAP 4.1.
LMWAP 5.1: Agriculture - Adhere to the Riverside County Right-To-Farm Ordinance and any subsequent ordinance assuring the ability of farmers to continue with long-established agricultural activities throughout the Lake Mathews/Woodcrest area.	Consistent. The Project would be subject to Riverside County Ordinance No. 625, the "Right-to-Farm" Ordinance, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas. Mandatory compliance with Ordinance No. 625 would ensure the Project's consistency with Policy LMWAP 5.1.

PROJECT CONSISTENCY WITH LAKE MATHEWS / WOODCREST AREA PLAN LAND USE POLICIES	
LMWAP POLICY	**PROJECT CONSISTENCY**
LMWAP 5.2: Agriculture - Encourage agricultural interests that enhance the environment and fulfill the economic and recreational needs of the people in the Lake Mathews/Woodcrest area.	Consistent. The Project would be in conformance with permitted uses listed under Article VI, Section 6.1 of Riverside County Ordinance No. 348. As demonstrated herein, the Project would also be fully consistent with the Riverside County General Plan, including the policies within the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element. Thus, the Project would be consistent with Policy LMWAP 5.2.
LMWAP 6.1: Water Quality - Prior to any development approvals of less than 2 acres in size within areas designated for 1 acre or less development within the area addressed in the Drainage Water Quality Management Plan for the Lake Mathews Watershed, a master water and wastewater facility plan shall be developed and approved by the service providing agency.	Consistent. Riverside County would review future implementing plot plans for compliance with this requirement. Thus, the Project would be consistent with Policy LMWAP 6.1.
LMWAP 6.2: Water Quality - A master drainage plan must be developed and approved prior to: 1) One acre or smaller development approvals within the following drainage areas: Cajalco Creek, Mockingbird Canyon, Lake Mathews, Dawson Canyon, Gavilan Hills; and 2) Development approvals less than 2 acres within Cajalco Creek and Lake Mathews. The approved Drainage Water Quality Management Plan for the Lake Mathews Watershed shall be implemented to assist in the management of the water quality of Cajalco Creek and Lake Mathews and to mitigate water quality impacts resulting from development permitted under the Lake Mathews/Woodcrest Area Plan.	Consistent. Riverside County would review future implementing plot plans for compliance with this requirement. Thus, the Project would be consistent with Policy LMWAP 6.2.
LMWAP 6.3: Water Quality - As Regional and Community Trails are acquired by the County of Riverside within the Lake Mathews Drainage Basin, appropriate specific mitigation measures shall be prepared and implemented prior to the construction or implementation of any of these trails so that the water quality of Lake Mathews will be fully preserved and protected.	Not Applicable. Policy LMWAP 6.3 provides direction to County staff and decision makers and is not applicable to the proposed Project.
LMWAP 6.4: Water Quality - Proposed projects within the Lake Mathews drainage basin which may significantly increase run-off over natural levels shall be engineered to reduce potential pollutant loads that may affect water quality.	Not Applicable. The Project site is not tributary to Lake Mathews. Thus, Policy LMWAP 6.4 is not applicable to the proposed Project.
LMWAP 7.1: Mount Palomar Nighttime Lighting Requirements - Adhere to the lighting requirements of County of Riverside ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.	Not Applicable. The Project is not located within a Palomar Observatory Zone, and is not subject to Riverside County Ordinance No. 655. Thus, Policy LMWAP 7.1 is not applicable to the proposed Project.
LMWAP 8.1: Vehicular Circulation System - Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the	Not Applicable. The Project does not include Major roadways as depicted on LMWAP Figure 7. Thus, Policy LMWAP 8.1 is not applicable to the proposed Project.

PROJECT CONSISTENCY WITH LAKE MATHEWS / WOODCREST AREA PLAN LAND USE POLICIES	
LMWAP POLICY	**PROJECT CONSISTENCY**
Circulation Element.	
LMWAP 8.2: Vehicular Circulation System - Maintain Riverside County's roadway Level of Service standards as described in the General Plan Circulation Element.	Consistent. The Project would be conditioned to require transportation improvements, payment of fair-share contributions, and payment of fees to the County's DIF and TUMF programs, which would ensure all study area facilities achieve an acceptable LOS. Thus, the Project would be consistent with Policy LMWAP 8.2.
LMWAP 9.1: Trails and Bikeway System - Develop a system of local trails that enhances recreational opportunities in the Lake Mathews/Woodcrest area and connects with the Riverside County regional trails system.	Consistent. The Project proposes an interconnected system of paved sidewalks and a 16-foot-wide recreational trail, adjacent to the existing natural drainage/open space area. The trail system is located along open space areas. The Project site is not located adjacent to the County regional trail system. Thus, the Project would be consistent with LMWAP 9.1.
LMWAP 9.2: Trails and Bikeway System - Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.	Not Applicable. Pursuant to Figure 8 of the LMWAP, the Project site is not designated for the development of any trails or bikeways. Thus, Policy LMWAP 9.2 is not applicable to the proposed Project.
LMWAP 10.1: Scenic Highways - Protect scenic highways from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.	Consistent. As indicated in EIR Subsection 4.1, Aesthetics, the Project would result in less-than-significant impacts to scenic highways and scenic resources. As demonstrated herein, the Project would be fully consistent with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements. Thus, the Project would be consistent with Policy LMWAP 10.1.
LMWAP 10.2: Scenic Highways - Preserve and protect outstanding scenic vistas and visual features such as Gavilan Peak and Steele Peak.	Consistent. As described within EIR Section 4.1, Aesthetics, Project consists of low-density residential uses, which are not anticipated to impact views of scenic vistas and visual features. Project implementation would not substantially affect the scenic integrity of surrounding views. Thus, the Project would be consistent with LMWAP 10.2.
LMWAP 10.3: Scenic Highways - Apply County-Eligible Scenic Highway standards to Van Buren Boulevard and Washington Street.	Not Applicable. The Project site is not located along Van Buren Boulevard or Washington Street and will not be responsible for improvements to these corridors. Thus, Policy LMWAP 10.3 is not applicable to the proposed Project.
LMWAP 10.4: Scenic Highways - Avoid strip commercial uses along Eligible Scenic Highways.	Not Applicable. The Project site is not located along Eligible Scenic Highways. Thus, Policy LMWAP 10.4 is not applicable to the proposed Project.
LMWAP 11.1: Van Buren Boulevard - Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads. Road crossings shall generally be at 2-mile intervals.	Not Applicable. The Project site is not located along Van Buren Boulevard and would not be responsible for improvements to this corridor. Thus, Policy LMWAP 11.1 is not applicable to the proposed Project.
LMWAP 12.1: Community Environmental Transportation Acceptability Process (CETAP) Corridors - Accommodate the East-West CETAP Corridor in accordance with the Scenic Corridors, Local Agency and Property Owner Coordination sections of the General Plan Circulation Element.	Not Applicable. Due to distance between the Project site and CETAP Corridors, LMWAP 12.1 is not applicable to the Project. As described within EIR Section 4.1, *Aesthetics*, the Project implementation would not substantially affect the scenic integrity of views along and CETAP corridor.
LMWAP 13.1: Key Biological Issues - Conserve existing intact upland habitat blocks connecting the Sierra Hills area, Lake Mathews/Estelle	Consistent. As documented in EIR Section 4.4, *Biological Resources,* the Project has been designed to minimize to the extent possible impacts to upland habitat areas, and

PROJECT CONSISTENCY WITH LAKE MATHEWS / WOODCREST AREA PLAN LAND USE POLICIES	
LMWAP POLICY	**PROJECT CONSISTENCY**
Mountain Reserve, and habitat west of Temescal Wash, to form a contiguous Sierra Hills/Lake Mathews Core Reserve area.	mitigation has been imposed to preclude or compensate for habitat that would be lost as a result of the development. Thus, the Project would be consistent with LMWAP 13.1.
LMWAP 13.2: Key Biological Issues - Conserve existing intact upland habitat blocks in the Gavilan Hills area, to form a connected habitat block. Focus on connections between Harford Springs Reserve, Steele Peeke Reserve, and various Bureau of Land Management parcels in the area.	Consistent. As documented in EIR Section 4.4, *Biological Resources*, the Project has been designed to minimize to the extent possible impacts to upland habitat areas, and mitigation has been imposed to preclude or compensate for habitat that would be lost as a result of the development. Thus, the Project would be consistent with LMWAP 13.1.
LMWAP 13.3: Key Biological Issues - Conserve clay soils supporting sensitive plant species known to occur in the Lake Mathews/Woodcrest planning area, including Munz's onion, Palmer's grapplinghook, smallflowered morning glory, long-spined spineflower, threadleaved brodiaea, small-flowered mircroseris, and manystemmed dudleya.	Not Applicable. As indicated in EIR Section 4.4, *Biological Resources*, clay soils are not present on the Project Site, and thus Policy LMWAP 13.3 is not applicable to the proposed Project.
LMWAP 13.4: Key Biological Issues - Conserve existing populations of the California gnatcatcher known to exist in the Lake Mathews/Woodcrest area.	Consistent. As indicated in EIR Subsection 4.4, *Biological Resources*, the Project would be fully consistent with the MSHCP, which implements these requirements.
LMWAP 13.5: Key Biological Issues - Conserve existing wetlands and wetland functions and values in the Lake Mathews/Woodcrest area with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub and open water habitats.	Consistent. As indicated in EIR Section 4.4, *Biological Resources*, with the incorporation of mitigation measures, the Project would be consistent with all of the policies and provisions of the Western Riverside County MSHCP, which implements these requirements. Thus, the Project would be consistent with Policy LMWAP 13.5.
LMWAP 13.6: Key Biological Issues - Conserve existing populations of Bell's sage sparrow known to exist in the Lake Mathews/Woodcrest area.	Not Applicable. As documented in EIR Subsection 4.4, *Biological Resources,* the Project site does not contain any existing populations of Bell's sage sparrow, and thus Policy LMWAP 13.6 is not applicable to the proposed Project.
LMWAP 13.7: Key Biological Issues - Conserve sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson's jewelflower and peninsular spineflower.	Not Applicable. Sandy-granitic soils are not present on the Project Site, and thus Policy LMWAP 13.7 is not applicable to the proposed Project.
LMWAP 13.8: Key Biological Issues - Conserve clay soils in southern needlegrass grasslands, coastal sage scrub and chaparral capable of supporting longspined spineflower.	Not Applicable. Clay soils are not present on the Project Site, and thus Policy LMWAP 13.3 is not applicable to the proposed Project.
LMWAP 13.9: Protect sensitive biological resources in the Lake Mathews/Woodcrest Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.	Consistent. As demonstrated herein and in EIR Subsection 4.4, the Project would be consistent with or otherwise would not conflict with the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element. Thus, the Project would be consistent with Policy LMWAP 13.9.
LMWAP 14.1: Protect life and property from the hazards of flood events through adherence to the policies identified in the Flood and Inundation Hazards section of the General Plan Safety Element.	Consistent. As demonstrated herein, the Project would be consistent with or otherwise would not conflict with the Flood and Inundation section of the General Plan Safety Element. Thus, the Project would be consistent with Policy LMWAP 14.1.
LMWAP 14.2: Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains and is not subject to inundation

PROJECT CONSISTENCY WITH LAKE MATHEWS / WOODCREST AREA PLAN LAND USE POLICIES	
LMWAP POLICY	**PROJECT CONSISTENCY**
County Ordinance No. 458 regulating flood hazards.	during peak storm events. Accordingly, LMWAP 14.2 is not applicable to the Project.
LMWAP 14.3: Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review.	Not Applicable. As documented in EIR Subsection 4.10, *Hydrology and Water Quality*, the Project is located outside of mapped floodplains and is not subject to inundation during peak storm events. Accordingly, LMWAP 14.3 is not applicable to the Project.
LMWAP 15.1: All proposed development located within High or Very High Fire Hazard Severity Zoned shall protect life and property from wildfire hazards through adherence to policies identified in the Fire Hazards (building Code and Performance Standards), Wind-Related Hazards and General Long-Range Fire Safety Planning sections of the General Plan Safety Element.	Consistent. As demonstrated herein, the implementation of the Project-specific Fire Protection Plan (FPP), which was prepared for the Project, and is included as EIR *Technical Appendix L*, would be consistent with or otherwise would not conflict with the Fire Hazards section of the General Plan Safety Element. Thus, the Project would be consistent with Policy LMWAP 15.1.
LMWAP 16.1: Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards and Geologic Hazards section of the General Plan Safety Element.	Consistent. As demonstrated herein, the Project would be consistent with or otherwise would not conflict with the Seismic Hazards section of the General Plan Safety Element. Thus, the Project would be consistent with Policy LMWAP 16.1.
LMWAP 17.1: Identify ridgelines that provide a significant visual resource for Lake Mathews/Woodcrest through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.	Not Applicable. As documented in EIR Subsection 4.7, *Geology and Soils*, the Project does not contain substantial slopes, canyons, or other significant elevation changes. Thus, Policy LU 17.1 is not applicable to the proposed Project.
LMWAP 17.2: Protect life and property through adherence to the policies within the Rural Mountainous and Open Space Land Use Designations of the General Plan Land Use Element, and Slope and Soil Instability section of the General Plan Safety Element.	Consistent. As demonstrated herein, the Project would be consistent with or otherwise would not conflict with the Slope and Soil Instability Hazards policies of the General Plan Safety Element, and the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element. Thus, the Project would be consistent with Policy LMWAP 17.2.

Flores, Kate

From:	Jen L <jlarrattsmith@gmail.com>
Sent:	Sunday, November 2, 2025 3:44 PM
To:	Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Cc:	Michael McCarthy
Subject:	Public Comment for Item 3.20 - Adoption of Resolution 2025-275
Attachments:	County Transfer Comment 11.2025.pdf

Dear Honorable County Board of Supervisors,

Please see the attached comment letter submitted by Riverside Neighbors Opposing Warehouses (R-NOW) requesting you to postpone Item 3.20 to the November 18 meeting.

Thank you for the opportunity to comment.

Sincerely,

Jen Larratt-Smith
Chair, R-NOW

3.20

Jennifer Larratt-Smith, Chair
19069 Van Buren Blvd #114-314
Riverside, CA 92508
951-384-1916
jlarrattsmith@gmail.com

R-NOW

Nov 3, 2025

SENT VIA EMAIL

Re: Public Comment for Item 3.20

Honorable County Board of Supervisors,

Thank you for the opportunity to comment on the adoption of Resolution 2025-275 to adopt the March Area Plan.

Whereas:

- The March Joint Powers Redevelopment Agency signed a Disposition and Development Agreement (DDA) with Riverside LNR to develop West March in December, 2001 and lasting no longer than 25 years.
- March Joint Powers Redevelopment Agency was replaced by the March Joint Powers Authority (MJPA) as successor agency in 2012.
- Waypoint Property Group (Waypoint) and Lewis Group of Companies (Lewis) acquired the DDA from Riverside LNR in 2015.
- MJPA adopted resolution JPA-SA #22-03 to provide a conditional deed transfer for the 17th option parcel (i.e, West Campus Upper Plateau) on November 9, 2022 to the Lewis Group and Waypoint.
- The grant deed is a conditional transfer with a 'Commencement of Construction' clause requiring at least 50% of the square footage on the transferred property to occur on or before the third anniversary of the date of transfer. That third anniversary will occur this month: November 2025.
- The MJPA commission voted not to approve the West Campus warehouse project (SCH# 2021110304) proposed by Lewis and Waypoint at a duly noticed public hearing held on May 12, 2025.
- The MJPA transferred land-use authority of the West March development area to the County on July 1, 2025. The County of Riverside voted to affirm this transfer on June 24, 2025 via Resolution No. 2025-114.

- Due to the language on the County's express powers under Section 2 on p.7 of the Resolution, it is unclear whether MJPA or the County is the grantor of the grant deed transfer. Specifically, the County's express powers do not include automatic assumption of contracts, settlements, agreements, DDAs, development agreements, or successor agency obligations.
- R-NOW submitted a letter on September 8th, 2025 to the MJPA and County asking for clarification on which is the responsible agency for the grant deed transfer, as well as a request to be informed of any changes.
- MJPA and the County have not provided a substantive response to the R-NOW letter to date, despite two follow-up requests for information on September 29 and October 27. The MJPA has promised to provide a written response no later than November 7th, but not prior to the adoption of County Resolution 2025-275 adopting the March Area Plan.
- Lewis and Waypoint have failed to meet the construction performance clause of the conditional deed transfer by the third anniversary of the deed transfer date.
- The intent of the performance clause is to avoid land speculation under the sole-source DDA.
- The West Campus property granted to Lewis and Waypoint is subject to forfeiture by the grantor agency — either the MJPA or the County.

Therefore, R-NOW asks the MJPA and the County to postpone adoption of Resolution 2025-275 for the March Area Plan until November 18th so that R-NOW can review the MJPA and County responses on the grant deed transfer issue. The 347-acre property has enormous value to the taxpayer, and R-NOW has been heavily invested in advocating for the community regarding land-use decisions that impact our neighborhoods. We cannot adequately comment without the facts in hand.

Sincerely,



Jen Larratt-Smith

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: MARICELA MARTINEZ

Address: 21600 BAILEY ST

City: Perris **Zip:** 92570

Phone #: 951 450 93-07

Date: 11-4-25 **Agenda #** 28958 - 3.20

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

The Press-Enterprise
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951-368-9018 FAX

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011764149

Customer's Reference / PO Number: Adoption Ordinance / No. 348.5034

Publication: The Press-Enterprise

Publication Dates: 11/13/2025

Amount: $852.40

Payment Amount: $0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5034
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Glen Ivy Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2506, Change of Zone Case No. 2300031" which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Adoption Ordinance / No. 348.5034

FILE NO. No. 348.5034

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/13/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: November 13, 2025.
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

Legal No. **0011764149**

Ad Copy:

BOARD OF SU R SORS OF H COUN Y OF R RS D , S A OF CAL FORN A

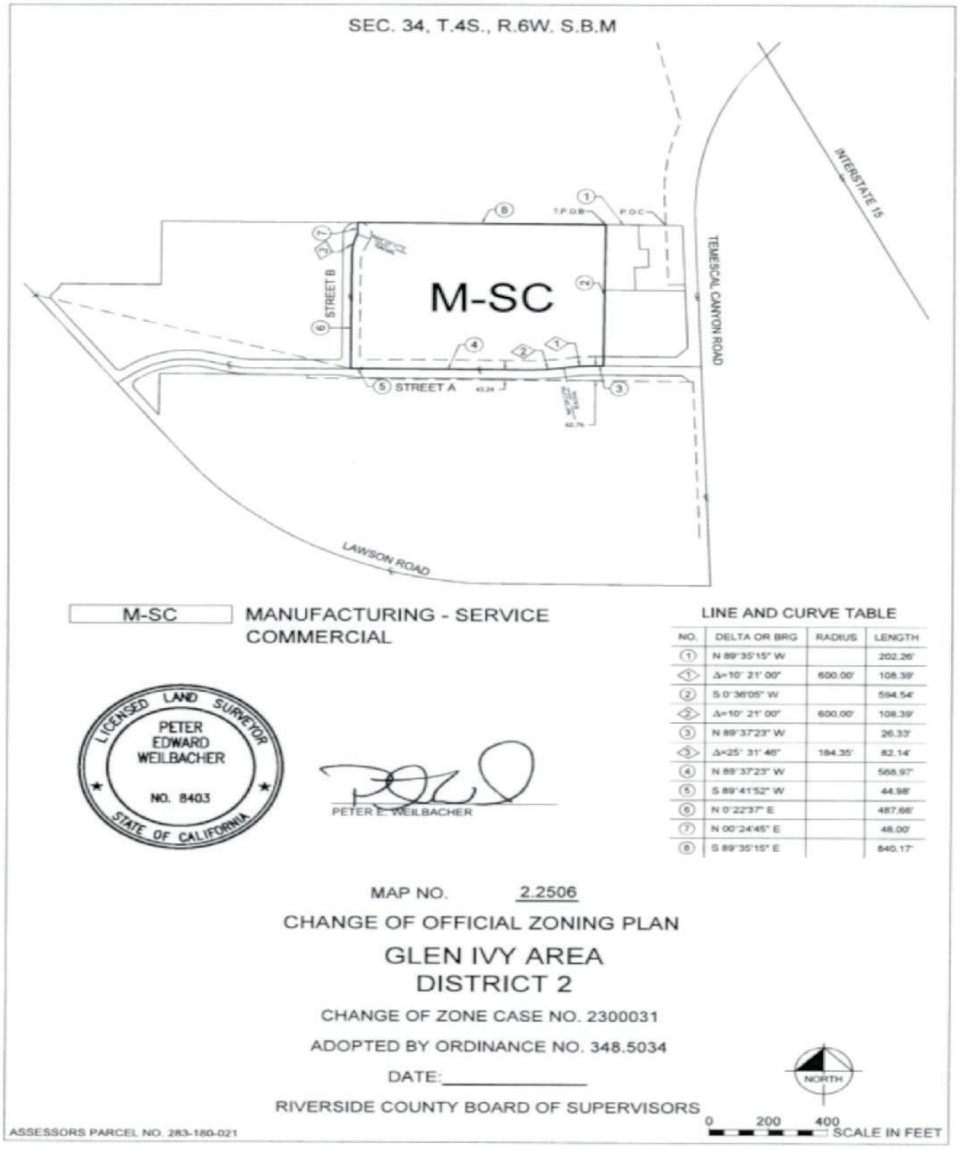
ORD NANC NO. 348.5034

AN ORD NANC OF H COUN Y OF R RS D AM ND NG ORD NANC NO. 348 R LA NG O ZON NG

he Bo rd of Supervisors of the County of Riverside ord ins s follows:

Section 1. Section 4.1 of Ordin nce No. 348, nd offici l Zoning l n M p No. 2, s mended, re further mended by pl cing in effect in the Glen vy Are , the zone or zones s shown on the m p entitled "Ch nge of Offici l Zoning l n Amending Ordin nce No. 348, M p No. 2.2506, Ch nge of Zone C se No. 2300031" which m p is m de p rt of this ordin nce.

Section 2. his ordin nce sh ll t ke effect 30 d ys fter its doption.



. M nuel erez, Ch ir of the Bo rd

H R BY C R FY th t t regul r meeting of the Bo rd of Supervisors of s id County, held on November 4, 2025, the foregoing Ordin nce w s dopted by s id Bo rd by the following vote:

AY S: Medin , Spiegel, W shington, erez nd Gutierrez
NAYS: None

ABSENT: Non

rly A. R ctor, Cl rk of th Board
By: Nao y S cra, Cl rk of th Board Ass stant
Pu l sh d Th Pr ss Ent rpr s 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011764165

Customer's Reference / PO Number: Adoption Ordinance / No. 348.5046

Publication: The Press-Enterprise

Publication Dates: 11/13/2025

Amount: $859.20

Payment Amount: $0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5046
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the March Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2517, Change of Zone Case No. 2400060" which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
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5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Adoption Ordinance / No. 348.5046

FILE NO. No. 348.5046

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/13/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: November 13, 2025.
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

Legal No. **0011764165**

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

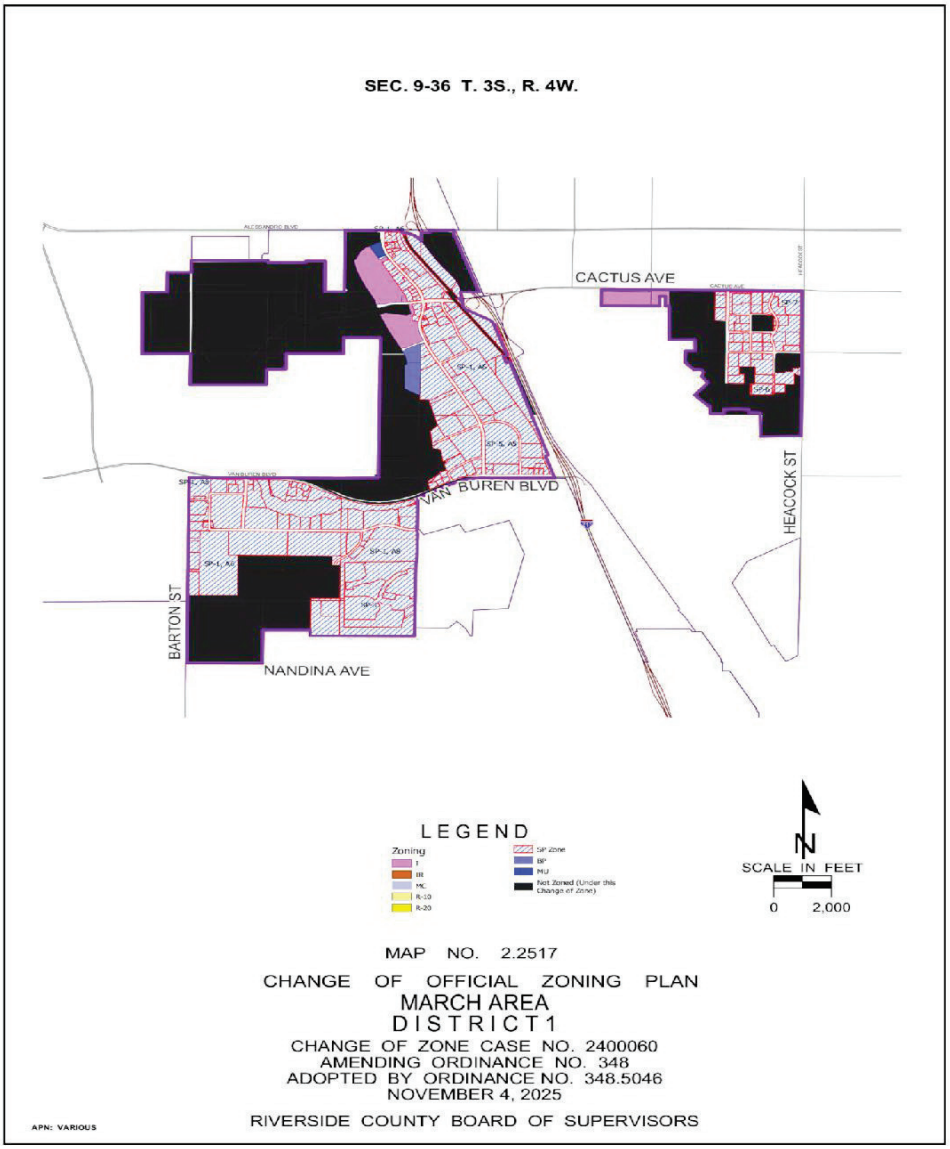
ORDINANCE NO. 348.5046

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the March Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2517, Change of Zone Case No. 2400060" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011764171

Customer's Reference / PO Number: Adoption: Ordinance / No. 348.5047

Publication: The Press-Enterprise

Publication Dates: 11/13/2025

Amount: $845.60

Payment Amount: $0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5047
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59.077, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.077 Change of Zone Case No. 2200031," which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
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5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Adoption: Ordinance / No. 348.5047

FILE NO. No. 348.5047

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/13/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: November 13, 2025.
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

Legal No. **0011764171**

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

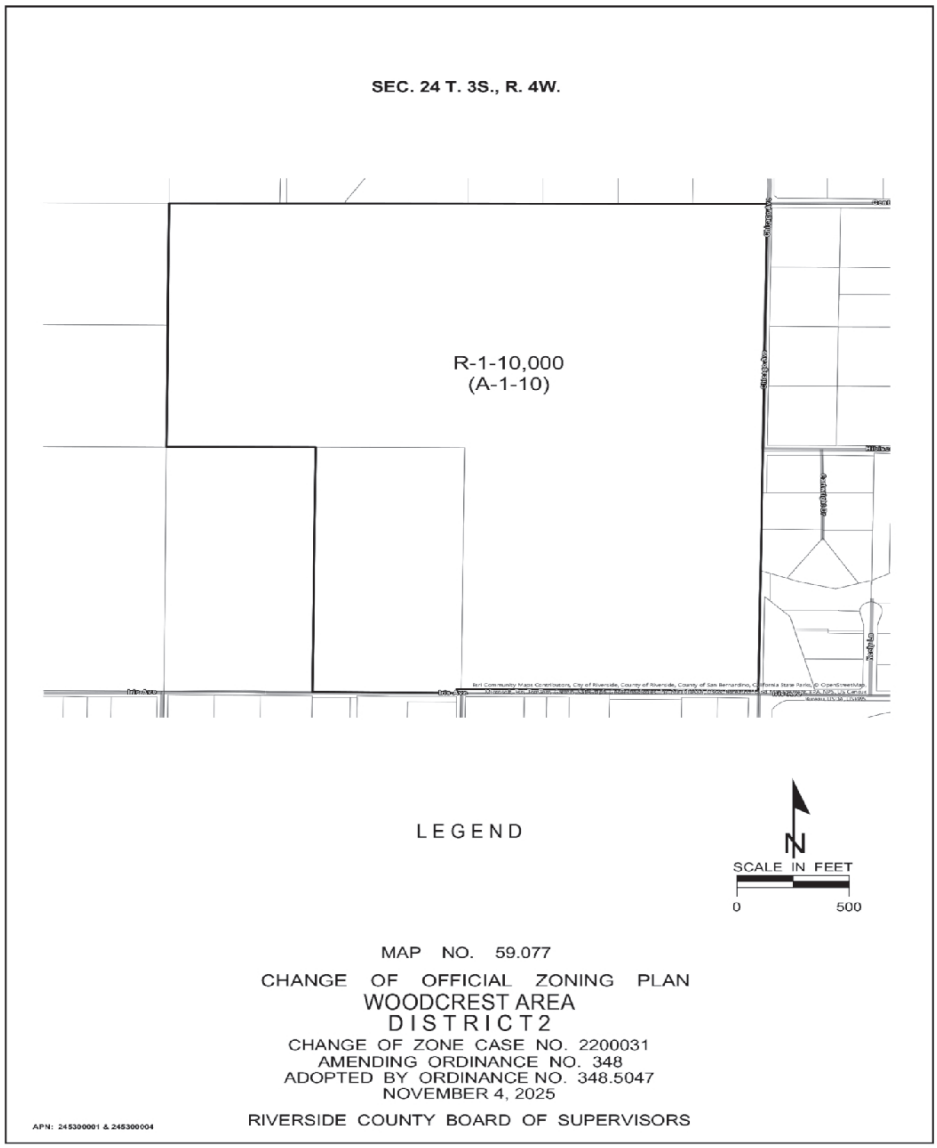
ORDINANCE NO. 348.5047

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59.077, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.077 Change of Zone Case No. 2200031," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011764167

Customer's Reference / PO Number: Adoption: Ordinance / No. 348.5048

Publication: The Press-Enterprise

Publication Dates: 11/13/2025

Amount: $859.20

Payment Amount: $0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5048
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2518, Change of Zone Case No. 2200062" which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025

The Press-Enterprise
3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Adoption: Ordinance / No. 348.5048

FILE NO. No. 348.5048

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/13/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: November 13, 2025.
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

Legal No. **0011764167**

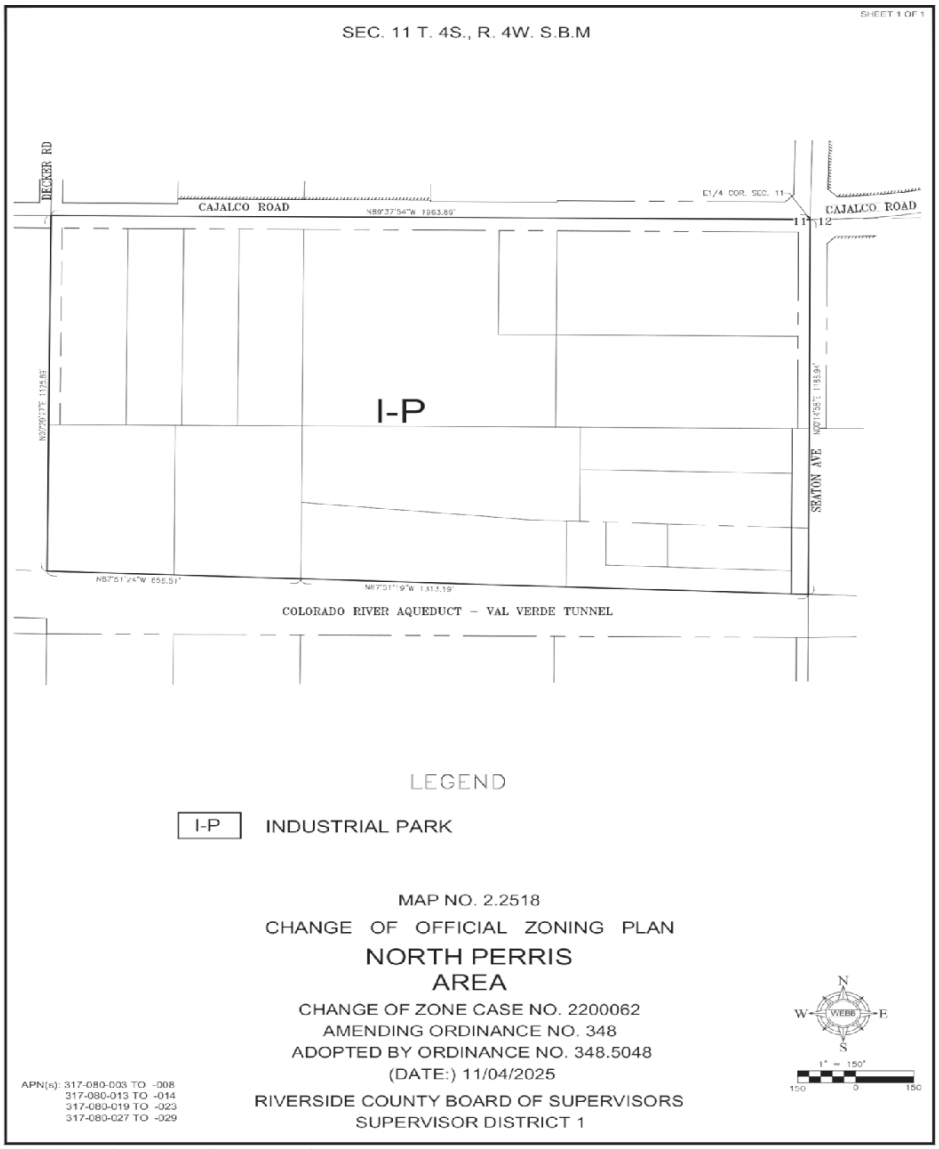
Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5048
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2518, Change of Zone Case No. 2200062" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 4, 2025, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez and Gutierrez
NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
Published The Press-Enterprise 11/13/2025