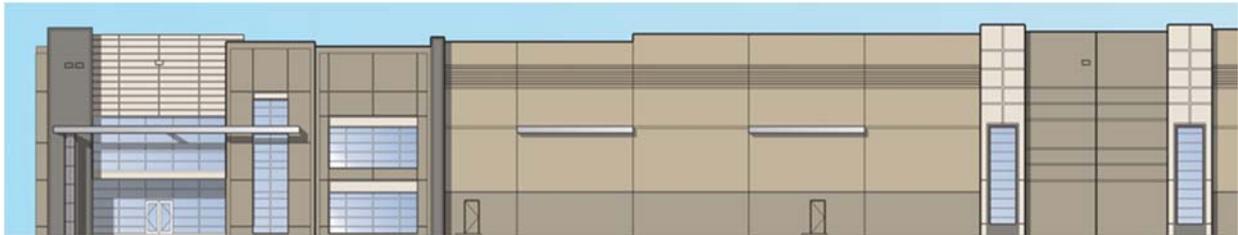


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**GENERAL PLAN CONSISTENCY ANALYSIS  
FOR  
KNOX BUSINESS PARK  
BUILDINGS D AND E**



**RIVERSIDE COUNTY, CALIFORNIA**

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May 3, 2017



**General Plan Consistency Analysis  
for  
Knox Business Park  
Buildings D and E**

Prepared by:

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May 3, 2017

## **1.0 INTRODUCTION**

### **1.1 PURPOSE AND INTENT OF THIS REPORT**

The purpose of this report is to analyze consistency of the proposed Knox Business Park Buildings D and E with applicable policies of the County of Riverside General Plan and the Mead Valley Area Plan. Table 1, *General Plan Consistency Analysis*, provides the General Plan Policy Number, the policy, and a statement about the Project’s consistency with the applicable policy. Utilizing the same format as Table 1, Table 2, *Mead Valley Area Plan Consistency Analysis*, provides an analysis of consistency with applicable policies of the Mead Valley Area Plan.

### **1.2 COUNTY OF RIVERSIDE GENERAL PLAN**

The County of Riverside General Plan is applicable to the unincorporated areas of Riverside County. The General Plan is augmented by 19 Area Plans covering Riverside County’s territory with the exception of the undeveloped desert areas and the March Air Reserve Base. The intent of the Area Plans is to provide a clear and more focused opportunity to enhance community identity within the County and stimulate quality of life at the community levels. (County of Riverside, 2015, I-1) The properties that comprise the proposed Knox Business Park Buildings E and E are located within the Mead Valley Area Plan.

Land development patterns in the unincorporated areas of Riverside County are guided by the County of Riverside General Plan (herein “General Plan”). The General Plan is organized into eight elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, which establish County-wide policies to guide the County’s vision for future development. Each policy is identified in Table 1 by both its element and sequential number. Policies can also be followed by a set of numbers in parenthesis which denotes a reference to the action related to the policy (County of Riverside, 2015, p. I-10).

### **1.3 PROJECT DESCRIPTION**

The Project evaluated in this report encompasses two separate, independent projects, referred to herein as Knox Business Park Building D and Knox Business Park Building E. Because these projects are adjacent and are proposed by the same Project Applicant, they are evaluated herein as a single project (hereafter, the “proposed Project”).

#### **1.3.1 Building D Site Applications**

##### **A. General Plan Amendment No. 1151 (GPA 1151)**

The Building D Site is designated “Community Development-Light Industrial (CD-LI)” and “Community Development-Business Park (CD-BP)” by the Riverside County General Plan under existing conditions. Proposed GPA 1151 would change the land use designation of the portion of the property designated CD-BP to CD-LI so that the entire Building D Site is designated CD-LI.

**B. Change of Zone No. 7872 (CZ 7872)**

The Building D Site is zoned “Manufacturing – Medium (M-M)”, “Industrial Park (I-P)”, and “Rural Residential (R-R)” under existing conditions. Proposed CZ 7872 would change the zoning designations of the portions of the property zoned M-M and R-R to I-P, so that the entire Building D Site is zoned I-P.

**C. Tentative Parcel Map No. 36950 (PM 36950)**

Tentative Parcel Map No. 36950 (PM 36950) proposes to consolidate the four parcels on the Building D Site into one, approximately 34.5-net-acre parcel. In addition, 2.6 acres would be dedicated as public right-of-way (i.e., frontage improvements to Ellsworth Street and Oleander Avenue). PM 36950 also identifies the earthwork and grading and infrastructure improvements needed on the Building D Site to support proposed development.

**D. Plot Plan No. 25838 (PP 25838)**

Proposed Building D would provide for the development of one business park warehouse building containing 702,645 s.f. of building space (677,645 s.f. of warehouse floor space, 15,000 s.f. of ground floor office space, and 10,000 s.f. of mezzanine office space). PP 25838 includes a land use plan, architectural plans, and landscape design for the Building D Site.

**1.1.2 Building E Applications**

**A. General Plan Amendment No. 1152 (GPA 1152)**

The Building E Site is designated “Community Development-Business Park (CD-BP)” by the Riverside County General Plan under existing conditions. Proposed GPA 1152 would change the land use designation from CD-BP to “Community Development-Light Industrial (CD-LI).”

**B. Change of Zone No. 7873 (CZ 7873)**

The Building E Site is zoned “Rural Residential ½-Acre Lot Sizes (R-R-1/2)” and “Industrial Park (I-P).” CZ 7873 would change the zoning designation of the portion of the property zoned R-R-½ to I-P so that the entire Building E Site is zoned I-P.

**C. Tentative Parcel Map No. 36962 (PM 36962)**

Tentative Parcel Map No. 36962 (PM 36962) would combine the property’s three existing parcels into a single, approximately 19.5-net-acre parcel and would dedicate approximately 2.0 acres to the County of Riverside as public right-of-way (i.e., frontage improvements to Ellsworth Street and Oleander Avenue). In addition, PM 36962 identifies the locations of proposed utility infrastructure improvements.

**D. Plot Plan No. 25837**

PP 25837 would provide for the development of one industrial business park building containing 410,982 s.f. of building space (395,982 s.f. of warehouse floor space and 15,000 s.f. of ground floor

office space). PP 25837 also identifies the earthwork and grading and infrastructure improvements needed on the Building E Site to support proposed development.

**1.4 PROJECT LOCATION**

The Project site is located south of Oleander Avenue, north of Redwood Drive, east of Day Street, and west of Harvill Avenue. Ellsworth Street (also referred to as “Decker Road”) transects the Project site in a north to south direction. The approximately 37.1-acre portion of the Project site located east of Ellsworth Street is referred to as the “Building D Site.” The approximately 21.5-acre portion of the Project site located west of Ellsworth Street is referred to as the “Building E Site.” The Building D Site occupies Assessor Parcel Number (APN) 314-040-001, 314-040-002, 314-040-003, and 314-040-008. The Building E Site occupies APN 314-020- 017, and a portion of 314-020-010.

**1.5 GENERAL PLAN CONSISTENCY ANALYSIS**

Table 1, *General Plan Consistency Analysis*, provides the General Plan Policy Number, the policy, and a statement about the Project’s consistency with the applicable policy. As concluded in the analysis, the Project is found to be consistent with the Riverside County General Plan’s applicable policies.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
<b>LAND USE ELEMENT – COUNTYWIDE POLICIES</b>			
The Countywide Policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. Although all countywide policies are not applicable to the proposed Project, for the purposes of transparency, all countywide policies are analyzed and where appropriate, are noted as not applicable to the proposed Project.			
<b>Administration</b>			
2003 GP 2016 GP	LU 1.1 through LU 1.12		Consistent. Policies in the Administrative section of the Land Use Element primarily address administrative functions of the County. The proposed Project would not conflict with these administrative functions.
<b>Efficient Use of Land</b>			
2003 GP 2016 GP	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, (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)	Consistent. The proposed Project is consistent with LU 2.1 because the land uses proposed by the Project (i.e., light industrial (CD-LI) would not differ substantially from the range of CD-BP and CD-LI land uses that are permitted on the Project site under existing conditions.
<b>Community Design</b>			
2003 GP 2016 GP	LU 3.1	Accommodate land use development in accordance with the patterns and	Consistent. Although the Project proposes to change the General Plan land use designation on a portion of the

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps: (AI 1, 3, 9, 10, 125)	Project site from CD-BP to CD-LI, the proposed CD-LI land use designation will promote the efficient use of land in this area of Riverside County under a single ownership, which is preferable to piecemeal development. The surrounding area is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses and the Project would be consistent with the planned and emerging land use pattern.
2003 GP 2016 GP	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 site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 3.3 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that have architectural design and operational characteristics that complements other new developments in the immediate vicinity of the Project site.
<b>Project Design</b>			
2003 GP 2016 GP	LU 4.1	Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area: (AI 1, 3, 6, 14, 23, 24, 41, 62)	Consistent. The proposed Project is consistent with LU 4.1 because the Project includes design features to ensure that project design elements visually enhance and do not degrade the surrounding area. In addition, the Project would improve the aesthetic characteristics of the surrounding area by improving roads, installing landscaping, and introducing high-quality architectural building design to the proposed buildings on the property.
2003 GP 2016 GP	LU 4.3	Create programs to ensure historic preservation. (AI 1)	Consistent. The Project Applicant has agreed to relocate select milling features that exist on the property to the landscaped areas of the Project site for permanent preservation.
2016 GP	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.	Consistent. The Project Applicant has agreed to relocate select milling features that exist on the property to the landscaped areas of the Project site for permanent preservation.
<b>Infrastructure, Public Facilities and Service Provision</b>			
2003 GP	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 child day care centers (i.e. infant, toddlers, preschool and school age children),	Consistent. All infrastructure necessary to serve the proposed Project would be developed in conjunction with the proposed Project. The proposed Project is consistent with LU 5.1 because the Project would comply with the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		transportation systems, and fire/police/medical services.	<p>providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for fire, police protection, and health care services that would be created by the Project.</p> <p>In addition, as outlined in EIR Subsection 4.15, <i>Transportation</i>, mitigation is provided for the Project’s potential impacts to the transportation system.</p>
2016 GP	LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)	<p>Consistent. All infrastructure necessary to serve the proposed Project would be developed in conjunction with the proposed Project. The proposed Project is consistent with LU 5.1 because the Project would comply with the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for fire, police protection, and health care services that would be created by the Project.</p> <p>In addition, as outlined in EIR Subsection 4.15, <i>Transportation</i>, mitigation is provided for the Project’s potential impacts to the transportation system.</p>
2003 GP 2016 GP	LU 5.2	Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)	<p>Consistent. The proposed Project would develop the Project site at a lower floor area ratio than what is permitted on the Project site by its existing General Plan and zoning designations. Therefore, the proposed Project is consistent with LU 5.2 because the Project would not foster growth or a concentration of population in excess of what is assumed by local and regional planning documents. In addition, the proposed Project is consistent with LU 5.2 because the Project would install new public infrastructure improvements, including roads, drainage infrastructure, and other utility improvements that are sized to serve the Project.</p>
2003 GP 2016 GP	LU 5.3	Review all projects for consistency with individual urban water management plans (AI 3)	<p>Consistent. The proposed Project is consistent with LU 5.3 because as analyzed in EIR Subsections 4.9 <i>Hydrology and Water Quality</i> and 4.16 <i>Utilities and Service Systems</i>, the proposed Project was determined to be consistent with the Urban Water Management Plan by the Eastern Municipal Water District (EMWD).</p>
2003 GP	LU 5.4	Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way	<p>Consistent. The Project site is not designated for public facility use. The Project proposes to make improvements to public roads along the Project site frontages. Further, the proposed Project is consistent with LU 5.4 because as</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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)	analyzed in EIR Subsection 4.13, <i>Public Services</i> and EIR Subsection 4.16, <i>Utilities and Service Systems</i> , development of the proposed Project would not infringe upon existing essential public facilities and public utility corridors.
2016 GP	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 site is not designated for public facility use. The Project proposes to make improvements to public roads along the Project site frontages. Further, the proposed Project is consistent with LU 5.4 because as analyzed in EIR Subsection 4.13, <i>Public Services</i> and EIR Subsection 4.16, <i>Utilities and Service Systems</i> , development of the proposed Project would not infringe upon existing essential public facilities and public utility corridors.
<b>Land Use Compatibility</b>			
2003 GP	LU 6.1	Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.	Consistent. Although the Project proposes GPA 1151 and GPA 1152 so that the entire Project site is designated CD-LI, with Riverside County’s approval of the proposed General Plan Amendments, the Project would be consistent with the land use designations of the General Plan and MVAP and therefore consistent with LU 6.1. In addition, the analysis in the Project’s EIR determines that no significant environmental impacts due to land use incompatibility would occur as a result of proposed GPA 1151 and GPA 1152.
2016 GP	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. Although the Project proposes GPA 1151 and GPA 1152 so that the entire Project site is designated CD-LI, with Riverside County’s approval of the proposed General Plan Amendments, the Project would be consistent with the land use designations of the General Plan and MVAP and therefore consistent with LU 7.1. In addition, the analysis in the Project’s EIR determines that no significant environmental impacts due to land use incompatibility would occur as a result of proposed GPA 1151 and GPA 1152.
2003 GP	LU 6.3	Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)	Consistent. Rural residential uses are located to the west and south of the Project. The Project’s design proposes manufactured slopes along the west and south building pad perimeters that would provide a physical separation between the proposed development and nearby rural land

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			uses.
2016 GP	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. Rural residential uses are located to the west and south of the Project. The Project’s design proposes manufactured slopes along the west and south building pad perimeters that would provide a physical separation between the proposed development and nearby rural land uses.
2003 GP	LU 6.4	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. Properties designated for rural residential land uses are located to the east and south of the Project site. Manufactured slopes along the west and south Project boundaries separate the Project from surrounding rural land uses. Perimeter walls, fencing, and landscaping also are proposed.
2016 GP	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. Properties designated for rural residential land uses are located to the east and south of the Project site. Manufactured slopes along the west and south Project boundaries separate the Project from surrounding rural land uses. Perimeter walls, fencing, and landscaping also are proposed.
2003 GP	LU 6.5	Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)	Consistent. Properties designated for rural residential land uses are located to the east and south of the Project site. Manufactured slopes along the west and south Project boundaries separate the Project from surrounding rural land uses. Perimeter walls, fencing, and landscaping also are proposed.
2016 GP	LU 7.5	Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI)	Consistent. Properties designated for rural residential land uses are located to the east and south of the Project site. Manufactured slopes along the west and south Project boundaries separate the Project from surrounding rural land uses. Perimeter walls, fencing, and landscaping also are proposed.
2016 GP	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. The proposed Project is not located in a Fire Hazard Severity Zone.  As discussed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> , according to the MVAP and Riverside County GIS, the Building D Site and Building E Site are not located in an area that is susceptible to wildfire hazards. In addition, the Building D Site and the Building E Site and surrounding areas contain a paucity of flammable vegetation due largely to the presence of development and/or routine weed abatement to preclude fire hazards.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
<b>Economic Development</b>			
2003 GP	LU 7.1	Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity.	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The Project is estimated to generate approximately 1,081 new recurring jobs which would strengthen the fiscal viability and economic diversity of Riverside County.
2016 GP	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 site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The Project is estimated to generate approximately 1,081 new recurring jobs which would strengthen the fiscal viability and economic diversity of Riverside County.
2003 GP	LU 7.2	Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 7.2 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that are estimated to generate approximately 1,081 new recurring jobs which would provide a source of stable employment.
2016 GP	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)	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 8.2 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that are estimated to generate approximately 1,081 new recurring jobs which would provide a source of stable employment.
2003 GP	LU 7.3	Promote the development of focused employment centers rather than inefficient strip commercial development.	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 7.3 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would provide a source of

**Table 1: General Plan Consistency Analysis**

<b>GENERAL PLAN</b>	<b>POLICY #</b>	<b>POLICY</b>	<b>PROJECT CONSISTENCY</b>
			focused employment on the Project site.
2016 GP	LU 8.3	Promote the development of focused employment centers rather than inefficient strip commercial development.	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 8.3 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would provide a source of focused employment on the Project site.
2003 GP	LU 7.8	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 18)	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 7.8 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would fit with the character of existing industrial land uses in the Project vicinity.
2016 GP	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)	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The proposed Project is consistent with LU 8.8 because the Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would fit with the character of existing industrial land uses in the Project vicinity.
2003 GP	LU 7.10	Locate job centers so they have convenient access to the County's multi-modal transportation facilities.	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. There are no public transit services in the vicinity of the Project site under existing conditions. The "Perris Valley Line," a 24-mile extension of the Metro link commuter rail service from Downtown Riverside to Perris, runs along the west side of I-215. The nearest station to the Project site (Moreno Valley/March Field Station,) is located approximately 3.8 miles north of the Project site. In addition, per MM 4.3-7 in the Project's EIR, carpooling opportunities and public transportation information shall be advertised to employees of the building tenant.
2016 GP	LU 8.10	Locate job centers so they have convenient access to Riverside County's multi-modal transportation	Consistent. The Project site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park,

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		facilities.	distribution warehousing, e-commerce, and light industrial land uses. There are no public transit services in the vicinity of the Project site under existing conditions. The “Perris Valley Line,” a 24-mile extension of the Metro link commuter rail service from Downtown Riverside to Perris, runs along the west side of I-215. The nearest station to the Project site (Moreno Valley/March Field Station,) is located approximately 3.8 miles north of the Project site. In addition, per MM 4.3-7 in the Project’s EIR, carpooling opportunities and public transportation information shall be advertised to employees of the building tenant.
2003 GP	LU 7.12	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 site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that are estimated to generate approximately 1,081 new recurring jobs which would increase the availability of jobs in the County.
2016 GP	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 site is located in the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. The Project proposes to develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that are estimated to generate approximately 1,081 new recurring jobs which would increase the availability of jobs in the County.
<b>Open Space, Habitat and Natural Resource Protection</b>			
2003 GP	LU 8.2	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. Mitigation is included in the Project’s EIR that was prepared in compliance with CEQA and protects environmental resources. Consistency with the Clean Air Act is discussed in EIR Subsection 4.3, <i>Air Quality</i> . Consistency with the Clean Water Act is discussed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> .
2003 GP	LU 8.2	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,	Consistent. Mitigation is included in the Project’s EIR that was prepared in compliance with CEQA and protects environmental resources. Consistency with the Clean Air Act is discussed in EIR Subsection 4.3, <i>Air Quality</i> . Consistency with the Clean Water Act is discussed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> .

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		10)	
2016 GP	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. Mitigation is included in the Project’s EIR that was prepared in compliance with CEQA and protects environmental resources. Consistency with the Clean Air Act is discussed in EIR Subsection 4.3, <i>Air Quality</i> . Consistency with the Clean Water Act is discussed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> .
2016 GP	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.	Consistent. The Project site is not located within an area known to be underlain by regionally-or locally important mineral resources or within an area that has the potential to be underlain by regionally or locally important mineral resources, as disclosed by the Riverside County General Plan.
GP 2016	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.	Consistent. The Project site is not located within an area known to be underlain by regionally-or locally important mineral resources or within an area that has the potential to be underlain by regionally or locally important mineral resources, as disclosed by the Riverside County General Plan.
<b>Fiscal Impacts</b>			
2003 GP	LU 9.1	Require that new development contribute their fair share to fund	Consistent. As discussed in EIR Subsection 4.13, <i>Public Services</i> , although impacts to public services would be less

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		infrastructure and public facilities such as police and fire facilities. (AI 3)	than significant, the Project Applicant is required to comply with Riverside County Ordinance No. 659 (development impact fee (DIF)) and pay school fees authorized by California Government Code §§ 65995.5-65998 as a matter of law. The payment of these fees addresses the Project's incremental increased demand on fire services, sheriff services, public school services, public libraries, and health care facilities.
2016 GP	LU 10.1	Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)	Consistent. As discussed in EIR Subsection 4.13 <i>Public Services</i> , although impacts to public services would be less than significant, the Project Applicant is required to comply with Riverside County Ordinance No. 659 (development impact fee (DIF)) and pay school fees authorized by California Government Code §§ 65995.5-65998 as a matter of law. The payment of these fees addresses the Project's incremental increased demand on fire services, sheriff services, public school services, public libraries, and health care facilities.
<b>Air Quality</b>			
2003 GP	LU 10.1	Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 18)	Consistent. The proposed Project would develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would provide an estimated 1,081 new recurring jobs which would improve local employment levels and reduce trip lengths associated with worker commutes between homes and workplaces.
2016 GP	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)	Consistent. The proposed Project would develop vacant or underutilized property in Mead Valley with two business park warehouse buildings that would provide an estimated 1,081 new recurring jobs which would improve local employment levels and reduce trip lengths associated with worker commutes between homes and workplaces.
2003 GP	LU 10.2	Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools. (AI 3)	<p>Consistent. As discussed in EIR Subsection 4.3, <i>Air Quality</i>, the Project proposes to develop the property with two business park warehouse buildings which would not contain sensitive receptors or land uses that would be considered point source emitters.</p> <p>As concluded in EIR Subsection 4.3, <i>Air Quality</i>, the Project's construction-related emissions would exceed the SCAQMD's localized significance thresholds for emissions of NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, but Mitigation Measures MM 4.3-1 and MM 4.3-2 presented in the EIR would be implemented to reduce the impact to less than significant. The Project's emissions would not create a CO hotspot. Long-term operations at the Project site would cause less-</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			then-significant direct and less-than-significant cumulatively considerable human health impacts.
2016 GP	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)	<p>Consistent. As discussed in EIR Subsection 4.3, <i>Air Quality</i>, the Project proposes to develop the property with two business park warehouse buildings which would not contain sensitive receptors or land uses that would be considered point source emitters.</p> <p>As concluded in EIR Subsection 4.3, <i>Air Quality</i>, the Project’s construction-related emissions would exceed the SCAQMD’s localized significance thresholds for emissions of NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, but Mitigation Measures MM 4.3-1 and MM 4.3-2 presented in the EIR would be implemented to reduce the impact to less than significant. The Project’s emissions would not create a CO hotspot. Long-term operations at the Project site would cause less-than-significant direct and less-than-significant cumulatively considerable human health impacts.</p>
2003 GP	LU 10.4	Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the California Building Standards Code (CBSC), bike racks are required to be provided on-site.
2016 GP	LU 11.4	Provide options to the automobile in communities, such as transit, bicycle, and pedestrian trails, to help improve air quality.	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the California Building Standards Code (CBSC), bike racks are required to be provided on-site.
2016 GP	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 analyzed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , Mitigation Measure MM 4.7-1 will require that the Building D Project and Building E Project each demonstrate achievement of at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) per the Riverside County CAP Screening Tables prior to building permit issuance; thus, the Project would

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			not conflict with the County of Riverside’s Climate Action Plan. In addition, as discussed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project would comply with a number of regulations that would further reduce GHG emissions.
<b>Circulation</b>			
2003 GP	LU 12.2	Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	Consistent. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. Thus, employees of the Project site would be able to easily access the I-215.
2016 GP	LU 13.2	Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	Consistent. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. Thus, employees of the Project site would be able to easily access the I-215.
2003 GP	LU 12.6	Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)	Consistent. The Project will supply frontage improvements along Ellsworth Street and Oleander Avenue. The Project’s circulation facilities are further described in EIR Section 3.0, <i>Project Description</i> , and EIR Subsection 4.15, <i>Transportation</i> .
2016 GP	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 will supply frontage improvements along Ellsworth Street and Oleander Avenue. The Project’s circulation facilities are further described in EIR Section 3.0, <i>Project Description</i> , and EIR Subsection 4.15, <i>Transportation</i> .
<b>Airports</b>			
2003 GP	LU 14.2	Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan’s Airport Influence Area section for the airport in question. (AI 3)	Consistent. The proposed Project will comply with the ALUCP requirements of the March Joint Air Reserve Base as outlined in EIR Subsections 4.8, <i>Hazards and Hazardous Materials</i> , 4.11, <i>Noise</i> , and 4.15, <i>Transportation</i> .
2016 GP	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. The proposed Project will comply with the ALUCP requirements of the March Joint Air Reserve Base as outlined in EIR Subsections 4.8, <i>Hazards and Hazardous Materials</i> , 4.11, <i>Noise</i> , and 4.15, <i>Transportation</i> .
2003 GP	LU 14.4	Prior to the adoption or amendment of this General Plan or any specific plan,	Consistent. As detailed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> , Building D Site and the Building

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law. (AI 3)	E Site are located within the influence area of the MARB and are subject to the March Air Reserve Base/Inland Port Land Use Compatibility Plan. The Project is conditionally consistent with the March Air Reserve Base/Inland Port Land Use Compatibility Plan as discussed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> . Refer to Mitigation Measure MM 4.8-2 to MM 4.8-13 for the conditions of approval approved by the ALUC for the proposed Project.
2016 GP	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 detailed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> , Building D Site and the Building E Site are located within the influence area of the MARB and are subject to the March Air Reserve Base/Inland Port Land Use Compatibility Plan. The Project is conditionally consistent with the March Air Reserve Base/Inland Port Land Use Compatibility Plan as discussed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> . Refer to Mitigation Measure MM 4.8-2 to MM 4.8-13 for the conditions of approval approved by the ALUC for the proposed Project.
2003 GP	LU 14.7	Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)	Consistent. As detailed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> , the Project as proposed on the Building D Site and a prior version of the Project proposed on the Building E Site, which contained a larger building than is currently proposed, was subject to review by the Riverside County Airport Land Use Commission (ALUC) on November 12, 2015 which concluded that the Project is conditionally consistent with the March Air Reserve Base/Inland Port Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review which is now completed.
2016 GP	LU 15.9	Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)	Consistent. As detailed in EIR Subsection 4.8, <i>Hazards and Hazardous Materials</i> , the Project as proposed on the Building D Site and a prior version of the Project proposed on the Building E Site, which contained a larger building than is currently proposed, was subject to review by the Riverside County Airport Land Use Commission (ALUC) on November 12, 2015 which concluded that the Project is conditionally consistent with the March Air Reserve Base/Inland Port Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review which is now completed.
<b>Solar Energy Resources</b>			
2016 GP	LU 17.1	Permit and encourage solar energy systems as an accessory use to any	Consistent. The Project does not preclude the future installation of solar arrays on the roofs of proposed

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		residential, commercial, industrial, mining, agricultural, or public use.	Building D and Building E.
<b>Water Conservation and Water-Efficient Landscaping</b>			
2016 GP	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. Because the Project proposes landscaping that is ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers, the Project is consistent with LU 18.1. Within the water quality/detention basins, plant materials would be selected to serve water quality functions. In addition, prior to the issuance of a building permit to construct Building D and Building E, the Project Applicant would be required to submit final planting and irrigation plans to the County of Riverside for review and approval. The plans are required to comply with Riverside County Ordinance No. 859, which establishes requirements for landscape design, automatic irrigation system design, and water-use efficiency.
2016 GP	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. The Project proposes landscaping that is ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers. Turf is minimized.
2016 GP	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. Prior to the issuance of a building permit to construct Building D and Building E, the Project Applicant would be required to submit final planting and irrigation plans to the County of Riverside for review and approval. The plans are required to comply with Riverside County Ordinance No. 859, which establishes requirements for landscape design, automatic irrigation system design, and water-use efficiency.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
<p><b>LAND USE ELEMENT – LAND USE DESIGNATION POLICIES</b> Only the Policies that apply to the Project’s existing and proposed land use designations are applicable to the Project and therefore are analyzed below.</p>			
<p><b>Rural Area Plan Land Use Designations</b></p>			
2003 GP	LU 17.1	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 is designed to include landscaped manufactured slopes at the south and west perimeters of the property. Landscape design will avoid an unvaried and unnatural appearance.
2016 GP	LU 21.1	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 is designed to include landscaped manufactured slopes at the south and west perimeters of the property. Landscape design will avoid an unvaried and unnatural appearance.
2003 GP	LU 17.2	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. The Project’s EIR concludes that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. It is noted that the Project would not install septic tanks or alternative wastewater disposal systems.
2016 GP	LU 21.2	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. The Project’s EIR concludes that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. It is noted that the Project would not install septic tanks or alternative wastewater disposal systems.
2003 GP	LU 17.3	Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)	<p>Consistent. The Project site is located within the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. Areas to the north and east of the Project site are largely undeveloped under existing conditions, with the exception of a large industrial warehouse building located at the northwest corner of the Harvill Avenue / Oleander Road intersection. These areas are planned by the General Plan and MVAP for “CD-BP” and “CD-LI” land uses.</p> <p>Areas to the west of the Project site are comprised of undeveloped land and rural density residential homes. These areas are planned by the General Plan and MVAP for rural residential land uses (RC-VLDR). Areas to the south of the Project site are scattered rural residences, business enterprises, and undeveloped land. The Project incorporates design features such as slopes, screen walls/noise barriers and landscaping to provide a physical buffer between the Project and the existing and planned</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			rural residential land uses to the south of the Project site. Furthermore, the Project would not result in any substantial adverse effects to the rural residential areas to the south of the Project site after inclusion of the mitigation measures recommended by EIR No. 546.
2016 GP	LU 21.3	Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3).	<p>Consistent. The Project site is located within the I-215 corridor, which is an area of Riverside County that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. Areas to the north and east of the Project site are largely undeveloped under existing conditions, with the exception of a large industrial warehouse building located at the northwest corner of the Harvill Avenue / Oleander Road intersection. These areas are planned by the General Plan and MVAP for “CD-BP” and “CD-LI” land uses.</p> <p>Areas to the west of the Project site are comprised of undeveloped land and rural density residential homes. These areas are planned by the General Plan and MVAP for rural residential land uses (RC-VLDR). Areas to the south of the Project site are scattered rural residences, business enterprises, and undeveloped land. The Project incorporates design features such as slopes, screen walls/noise barriers and landscaping to provide a physical buffer between the Project and the existing and planned rural residential land uses to the south of the Project site. Furthermore, the Project would not result in any substantial adverse effects to the rural residential areas to the south of the Project site after inclusion of the mitigation measures recommended by EIR No. 546.</p>
2003 GP	LU 17.5	Encourage parcel consolidation. (AI 29)	Consistent. The Building D Site occupies Assessor Parcel Number (APN) 314-040-001, 314-040-002, 314-040-003, and 314-040-008. Tentative Parcel Map No. 36950 proposes to consolidate the four parcels on the Building D Site into one, approximately 34.5-net-acre parcel. The Building E Site occupies APN 314-020- 017, and a portion of 314-020-010. For Building Site E, Tentative Parcel Map No. 36962 would combine three existing parcels into a single, approximately 19.5-net-acre parcel.
2016 GP	LU 21.5	Encourage parcel consolidation. (AI 29).	Consistent. The Building D Site occupies Assessor Parcel Number (APN) 314-040-001, 314-040-002, 314-040-003, and 314-040-008. Tentative Parcel Map No. 36950 proposes to consolidate the four parcels on the Building D

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			Site into one, approximately 34.5-net-acre parcel. The Building E Site occupies APN 314-020- 017, and a portion of 314-020-010. For Building Site E, Tentative Parcel Map No. 36962 would combine three existing parcels into a single, approximately 19.5-net-acre parcel.
<b>Community Development-Industrial and Business Park Land Use Designations</b>			
2003 GP	LU 24.1	Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)	Consistent. As analyzed in the Project’s EIR, the Project proposes the construction and operation of two business park warehouse buildings on property designated by the General Plan and MVAP for business park and light industrial development. The Project proposes General Plan Amendments to designate the entire Project site light industrial.
2016 GP	LU 30.1	Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)	Consistent. As analyzed in the Project’s EIR, the Project proposes the construction and operation of two business park warehouse buildings on property designated by the General Plan and MVAP for business park and light industrial development. The Project proposes General Plan Amendments to designate the entire Project site light industrial.
2003 GP	LU 24.2	Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)	Consistent. As analyzed in EIR Subsection 4.15, <i>Transportation</i> , the County of Riverside does not have any designated truck routes within County jurisdiction. However, when Project-related traffic passes through adjacent jurisdictions (like the City of Perris, for example), trucks would be required to use designated truck routes. Mandatory use of designated truck routes would minimize potential real and perceived conflicts between trucks and passenger vehicles, bicyclists, and pedestrians, and would maximize the safety of the multi-model circulation system. In summary, the proposed Project has no foreseeable potential to conflict with adopted policies, plans, or programs related to alternative transportation, or otherwise substantially decrease the performance or safety of such facilities.
2016 GP	LU 30.2	Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)	Consistent. As analyzed in EIR Subsection 4.15, <i>Transportation</i> , the County of Riverside does not have any designated truck routes within County jurisdiction. However, when Project-related traffic passes through adjacent jurisdictions (like the City of Perris, for example), trucks would be required to use designated truck routes. Mandatory use of designated truck routes would minimize potential real and perceived conflicts between trucks and passenger vehicles, bicyclists, and pedestrians, and would maximize the safety of the multi-model circulation system.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			In summary, the proposed Project has no foreseeable potential to conflict with adopted policies, plans, or programs related to alternative transportation, or otherwise substantially decrease the performance or safety of such facilities.
2003 GP	LU 24.3	Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools, that could be impacted by industrial activity. (AI 3)	Consistent. Rural residential uses are located to the west and south of the Project. The Project’s design proposes manufactured slopes along the west and south building pad perimeters that would provide a physical separation between the proposed development and nearby rural land uses.
2016 GP	LU 30.3	Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)	Consistent. Rural residential uses are located to the west and south of the Project. The Project’s design proposes manufactured slopes along the west and south building pad perimeters that would provide a physical separation between the proposed development and nearby rural land uses.
2003 GP	LU 24.4	Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.	Consistent. The Project would develop two business park warehouse buildings in close proximity to I-215. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the California Building Standards Code (CBSC), bike racks are required to be provided on-site.
2016 GP	LU 30.4	Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.	Consistent. The Project would develop two business park warehouse buildings in close proximity to I-215. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			California Building Standards Code (CBSC), bike racks are required to be provided on-site.
2003 GP	LU 24.6	Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)	Consistent. The topic of hazardous materials is analyzed in Subsection 4.8, <i>Hazards and Hazardous Materials</i> , of the Project’s EIR, which concludes that impacts would be less than significant. The Project does not propose stationary sources of air pollution, and operational noise impacts associated with vehicle movement in the truck courts near the south boundary of the Building D Site would be attenuated to less-than-significant levels by the proposed installation of noise attenuation walls.
2016 GP	LU 30.6	Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)	Consistent. The topic of hazardous materials is analyzed in Subsection 4.8, <i>Hazards and Hazardous Materials</i> , of the Project’s EIR, which concludes that impacts would be less than significant. The Project does not propose stationary sources of air pollution, and operational noise impacts associated with vehicle movement in the truck courts near the south boundary of the Building D Site would be attenuated to less-than-significant levels by the proposed installation of noise attenuation walls.
2003 GP	LU 23.7	Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	Consistent. The Project’s EIR concludes that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.
2016 GP	LU 30.7	Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	Consistent. The Project’s EIR concludes that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.
2003 GP	LU 24.8	Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)	Consistent. As described in EIR Section 3.0, <i>Project Description</i> , and 4.1, <i>Aesthetics</i> , the Project’s two buildings are designed as Class A business park warehouse buildings to meet industrial standards for modern, operational design criteria. Areas to the south of the Project site are scattered rural residences, business enterprises, and undeveloped land. The Project incorporates design features such as screen walls/noise barriers and landscaping to provide a physical buffer between the Project and the existing and planned rural residential land uses to the south of the Project site. Furthermore, the Project would not result in any substantial adverse effects to the rural residential areas to the south of the Project site after inclusion of the mitigation measures recommended by this EIR. The proposed Project incorporates design elements such as

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			landscaping, landscaped slopes, walls, and architectural features to ensure that development proposed on the Project site would not create an aesthetically offensive site open to public view.
2016 GP	LU 30.8	Require that industrial development be designed to consider their surroundings and visually enhance, not degrade the character of the surrounding area. (AI 3)	Consistent. As described in EIR Section 3.0, <i>Project Description</i> , and 4.1, <i>Aesthetics</i> , the Project’s two buildings are designed as Class A business park warehouse buildings to meet industrial standards for modern, operational design criteria. Areas to the south of the Project site are scattered rural residences, business enterprises, and undeveloped land. The Project incorporates design features such as screen walls/noise barriers and landscaping to provide a physical buffer between the Project and the existing and planned rural residential land uses to the south of the Project site. Furthermore, the Project would not result in any substantial adverse effects to the rural residential areas to the south of the Project site after inclusion of the mitigation measures recommended by this EIR. The proposed Project incorporates design elements such as landscaping, landscaped slopes, walls, and architectural features to ensure that development proposed on the Project site would not create an aesthetically offensive site open to public view.
2016 GP	LU 30.9	Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.	Consistent. The CD-LI land use designation allows for industrial and related uses including warehousing/ distribution, assembly and light manufacturing, repair facilities, and supporting retail uses at a maximum building intensity of 0.60 FAR. The proposed Project does not exceed this FAR.
<b>CIRCULATION ELEMENT</b>			
<b>Planned Circulation Systems</b>			
2003 GP	C 1.2	Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary highways, bikeways, park-n-ride facilities, and pedestrian facilities.	Consistent. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the California Building Standards Code (CBSC), bike racks are required

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			to be provided on-site.
2016 GP	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.	Consistent. The Project site is located approximately 0.4 miles west of I-215. The Project’s traffic would access I-215 at Harley Knox Boulevard, approximately 0.24 mile north of the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. Sidewalks also would occur along Oleander Avenue and Ellsworth Street. Also, per the California Building Standards Code (CBSC), bike racks are required to be provided on-site.
2003 GP 2016 GP	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 proposes an economically efficient extension of infrastructure and services because the proposed Project is a logical extension of development in the Project area. The Project would construct Oleander Avenue along the Building D and Building E property frontages, including pavement, curb, gutter, sidewalk, and landscape parkway improvements, to its ultimate half-width section as an Industrial Collector Street. Additionally, the Project would construct a paved, 18-footwide vehicular travel way on the northern half of Oleander Avenue to ensure adequate vehicular access for two-way traffic. The Project would construct Ellsworth Street from the southern Project site boundary to the northern Project site boundary (i.e., along the western frontage of the Building D Site and the eastern frontage of the Building E Site), including pavement, curb, gutter, sidewalk, and landscape parkway improvements, to provide its ultimate full-width section as a Secondary Highway.
2003 GP 2016 GP	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 proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
<b>Level of Service</b>			
2003 GP	C 2.1	Maintain the following countywide target Levels of Service: LOS "C" along all County maintained	Consistent. A traffic impact analysis was performed for the proposed Project as summarized in EIR Subsection 4.15, <i>Transportation</i> , and which analyzes the Project’s potential

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, •s, Urban •s, Expressways, conventional state highways or freeway ramp intersections.</p> <p>LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)</p>	<p>traffic impacts and provides mitigation to reduce the Project's potential traffic impacts. The LOS criteria stated in Policy C 2.1 was applied.</p>
2016 GP	C 2.1	<p>The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in 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:</p> <p>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.</p> <p>LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest</p>	<p>Consistent. A traffic impact analysis was performed for the proposed Project as summarized in EIR Subsection 4.15, <i>Transportation</i>, and which analyzes the Project's potential traffic impacts and provides mitigation to reduce the Project's potential traffic impacts. The LOS criteria stated in Policy C 2.1 was applied.</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.</p> <p>LOS E may be allowed by the Board of Supervisors within designated areas where transit- oriented development and walkable communities are proposed.</p> <p>Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)</p>	
2003 GP	C 2.2	Apply level of service standards to new development via a program establishing traffic study guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	Consistent. A traffic impact analysis was performed for the proposed Project in accord with the Riverside County Traffic Impact Analysis Preparation Guidelines. EIR Subsection 4.15, <i>Transportation</i> , summarizes the report findings and provides mitigation to reduce the Project’s potential traffic impacts.
2016 GP	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	Consistent. A traffic impact analysis was performed for the proposed Project in accord with the Riverside County Traffic Impact Analysis Preparation Guidelines. EIR Subsection 4.15, <i>Transportation</i> , summarizes the report findings and provides mitigation to reduce the Project’s potential traffic impacts.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	
2003 GP	C 2.3	Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) Shall identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA. (AI 3)	Consistent. A traffic impact analysis was performed for the proposed Project in accord with Riverside County CMP requirements. EIR Subsection 4.15, <i>Transportation</i> , summarizes the Project's potential traffic impacts and provides mitigation to reduce the Project's potential traffic impacts.
2016 GP	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 Program Requirements. (AI 3)	Consistent. A traffic impact analysis was performed for the proposed Project in accord with Riverside County CMP requirements. EIR Subsection 4.15, <i>Transportation</i> , summarizes the Project's potential traffic impacts and provides mitigation to reduce the Project's potential traffic impacts.
2003 GP	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 standards.	Consistent. A traffic impact analysis was performed for the proposed Project, which is summarized in EIR Subsection 4.15, <i>Transportation</i> . The Project's proposed transportation improvements include frontage improvements to Oleander Avenue and Ellsworth Street. Mitigation to reduce the Project's potential traffic impacts are outlined in EIR Subsection 4.15.
2016 GP	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. A traffic impact analysis was performed for the proposed Project, which is summarized in EIR Subsection 4.15, <i>Transportation</i> . The Project's proposed transportation improvements include frontage improvements to Oleander Avenue and Ellsworth Street. Mitigation to reduce the Project's potential traffic impacts are outlined in EIR Subsection 4.15.
2003 GP 2016 GP	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	Consistent. The Project Applicant will be required to pay DIF fees, TUMF fees, and fair share fees for other improvements as outlined in EIR Subsection 4.15, <i>Transportation</i> .

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	
<b>System Design, Construction and Maintenance</b>			
2003 GP	C 3.1	Design, construct, and maintain Riverside County roadways as specified in the Riverside County Road Improvement Standards and Specifications.	Consistent. Because a traffic impact analysis was performed for the proposed Project and because EIR Subsection 4.15, <i>Transportation</i> , analyzes the Project’s potential traffic impacts and provides mitigation to reduce the Project’s potential traffic impacts, the Project is consistent with C 3.1.
2016 GP	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. Because a traffic impact analysis was performed for the proposed Project and because EIR Subsection 4.15, <i>Transportation</i> , analyzes the Project’s potential traffic impacts and provides mitigation to reduce the Project’s potential traffic impacts, the Project is consistent with C 3.1.
2003 GP	C 3.6	Require private developers to be primarily responsible for the improvement of streets and highways service 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. The Project’s proposed transportation improvements include frontage improvements to Oleander Avenue and Ellsworth Street.
2016 GP	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	Consistent. The Project’s proposed transportation improvements include frontage improvements to Oleander Avenue and Ellsworth Street.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.	
2003 GP 2016 GP	C 3.8	Restrict heavy duty truck through-traffic in residential and community center areas and plan land uses so that trucks do not need to traverse these areas.	Consistent. As analyzed in EIR Subsection 4.15, <i>Transportation</i> , the County of Riverside does not have any designated truck routes within County jurisdiction. Truck traffic from the proposed Project will travel north to access I-215 from Harley Knox Boulevard, and not pass any residential uses. Also, when Project-related traffic passes through adjacent jurisdictions (like the City of Perris, for example), trucks would be required to use designated truck routes. Mandatory use of designated truck routes would ensure that trucks travel on designated roadways.
2003 GP 2016 GP	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. Building D is designed with loading facilities facing east and west toward other planned warehouse buildings. Building E is designed with loading facilities facing east, toward Building D. Truck maneuvering to access the loading bays would occur internal to the Project site and not on any public roadway. None of the Project’s loading facilities would face residential neighborhoods. Where the loading facilities would occur near residential uses to the south (a side-on condition), a landscaped manufactured slope and walls are proposed as a separating buffer.
2003 GP 2016 GP	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.	Consistent. Primary truck access to the Project site would be provided via Oleander Avenue, which is designated as an Industrial Collector and intended to convey traffic from industrial land uses.
2003 GP	C 3.13	Design street intersections, where	Consistent. Circulation to and within the Building D Site

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
2016 GP		appropriate, to assure the safe, efficient passage of through- traffic and the negotiation of turning movements.	and the Building E Site is designed to accommodating the turning movements of trucks. Refer to the truck templates on the Building D and Building E Plot Plan exhibits.
2003 GP 2016 GP	C 3.15	Provide adequate sight distances for safe vehicular movement at a road’s design speed and at all intersections.	Consistent. Adequate site distance is provided and the proposed Building D Site and Building E Site driveway access points.
2003 GP 2016 GP	C 3.16	Dedicate necessary rights-of-way as part of the land division and land use review processes.	Consistent. The Project’s proposed transportation improvements include frontage improvements to Oleander Avenue and Ellsworth Street.
2003 GP	C 3.17	Ensure dedications are made, where necessary, for additional rights-of-way or easements outside the road right-of-way that are needed to establish slope stability or drainage and drainage 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. Because a traffic impact analysis was performed for the proposed Project and because EIR Subsection 4.15, <i>Transportation</i> , analyzes the Project’s potential traffic impacts and provides mitigation to reduce the Project’s potential traffic impacts, the Project is consistent with C 3.17.
2016 GP	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. Because a traffic impact analysis was performed for the proposed Project and because EIR Subsection 4.15, <i>Transportation</i> , analyzes the Project’s potential traffic impacts and provides mitigation to reduce the Project’s potential traffic impacts, the Project is consistent with C 3.17.
2003 GP 2016 GP	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. The Building D Project would dedicate approximately 2.63-acres of land and the Building E Project would dedicate approximately 2.0 acres of land as public right-of-way to the County of Riverside to accommodate the construction of Oleander Avenue and Ellsworth Street.
2003 GP	C 3.24	Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, and other factors as determined by the Transportation Department in consultation with the Fire Department	Consistent. As part of the County’s discretionary review process, the County reviewed the Project as proposed on the Building D Site and the Building E Site to ensure appropriate emergency ingress and egress would be available to the Building D Site and the Building E Site and the proposed buildings, and determined that the Project as proposed on the Building D Site and the Building E Site

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		and other emergency service providers.	would not substantially impede emergency response routes in the local area.
2016 GP	C 3.24	Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.	Consistent. As part of the County’s discretionary review process, the County reviewed the Project as proposed on the Building D Site and the Building E Site to ensure appropriate emergency ingress and egress would be available to the Building D Site and the Building E Site and the proposed buildings, and determined that the Project as proposed on the Building D Site and the Building E Site would not substantially impede emergency response routes in the local area.
2003 GP 2016 GP	C 3.25	Restrict on-street parking to reduce traffic congestion and improve safety in appropriate locations such as General Plan roadways.	Consistent. Refer to Figure 3-18, <i>Roadway Cross-Sections</i> , in Section 3.0, <i>Project Description</i> , of the EIR. No street parking is proposed on Ellsworth Street or Oleander Avenue along the Project site’s frontage.
2003 GP 2016 GP	C 3.28	Reduce transportation noise through proper roadway design and coordination of truck and vehicle routing.	Consistent. As discussed in EIR Subsection 4.11 <i>Noise</i> , the Project’s contribution of long-term vehicular noise to the roadway system would be less than significant.
2003 GP 2016 GP	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.	Consistent. Along the northern boundary of the Project site is Oleander Avenue, which is an unimproved dirt road. Additionally, the Project site is transected in a north to south direction by Ellsworth Street, an unimproved dirt roadway, which separates the Building D Site from the Building E Site. The proposed Project will pave these roads along its frontage. In addition, as detailed in Figures 4.15-8 and 4.15-9 in the EIR, Project traffic would travel along Oleander Avenue and a majority of vehicles would go north along Harvill Avenue and east along Harley Knox Boulevard towards the I-215. Thus, the Project would not cause traffic flow on dirt roads south of the Project site.
2003 GP	C 3.32	Support ongoing efforts to identify funding and improve existing dirt roads throughout the County.	Consistent. To accommodate the proposed Project, the Project would improve the dirt portion of Oleander Avenue and Ellsworth Street along its frontage.
2016 GP	C 3.32	Support ongoing efforts to identify funding and improve existing dirt roads throughout the County of Riverside.	Consistent. To accommodate the proposed Project, the Project would improve the dirt portion of Oleander Avenue and Ellsworth Street along its frontage.
2003 GP 2016 GP	C 3.33	Assure all-weather, paved access to all developing areas.	Consistent. To accommodate the proposed Project, the Project would improve the dirt portion of Oleander Avenue and Ellsworth Street along its frontage.
<b>Pedestrian Facilities</b>			
2003 GP 2016 GP	C 4.1	Provide facilities for the safe movement of pedestrians within	Consistent. As detailed in Figure 3-18, <i>Roadway Cross-Sections</i> , of the Project’s EIR, sidewalks are proposed on

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.	the Project’s frontage streets (Oleander Avenue and Ellsworth Street). Additionally, the proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
2003 GP 2016 GP	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.	Consistent. As detailed in Figure 3-18, <i>Roadway Cross-Sections</i> , of the EIR, sidewalks are proposed on the Project’s frontage streets (Oleander Avenue and Ellsworth Street). Additionally, the proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
2003 GP	C 4.6	Consult the County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County may require both the dedication and improvement of the pedestrian facilities as a condition of development approval. (AI 3)	Consistent. The County Transportation Department has reviewed the proposed Project and the traffic report appended to the EIR and has approved the street cross sections. The proposed street cross sections for the Project have sidewalks.
2016 GP	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. The County Transportation Department has reviewed the proposed Project and the traffic report appended to the EIR and has approved the street cross sections. The proposed street cross sections for the Project have sidewalks.
2003 GP	C 4.7	Encourage safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.	Consistent. As detailed in Figure 3-18, <i>Roadway Cross-Sections</i> , of the Project’s EIR, sidewalks are proposed on the Project’s frontage streets (Oleander Avenue and Ellsworth Street). These sidewalks are required by law to be designed in compliance with the Americans with Disabilities Act (ADA).

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
2016 GP	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. As detailed in Figure 3-18, <i>Roadway Cross-Sections</i> , of the Project’s EIR, sidewalks are proposed on the Project’s frontage streets (Oleander Avenue and Ellsworth Street). These sidewalks are required by law to be designed in compliance with the Americans with Disabilities Act (ADA).
2003 GP	C 4.10	Review all existing roadways without pedestrian facilities when they are considered for improvements (whether maintenance or upgrade) to determine if new pedestrian facilities are warranted. New roadways should also be assessed for pedestrian facilities. (AI 49)	Consistent. The County Transportation Department has reviewed the proposed Project and the traffic report appended to the EIR and has approved the street cross sections. The proposed street cross sections for the Project have sidewalks.
2016 GP	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. The County Transportation Department has reviewed the proposed Project and the traffic report appended to the EIR and has approved the street cross sections. The proposed street cross sections for the Project have sidewalks.
<b>Transportation System Landscaping</b>			
2003 GP 2016 GP	C 5.2	Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	Consistent. As detailed in the Project’s EIR Figure 3-10 and 3-17, which provide conceptual landscape plans for Building D Site and Building E Site, respectively, the Project includes drought tolerant plants. The Project is required to comply with Riverside County Ordinance No. 859, which is known as the Water Efficient Landscape Requirements Ordinance. Ordinance No. 859 mandates requirements for ensuring efficient landscapes in new development and reduced water waste in existing landscapes.
2003 GP 2016 GP	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.	Consistent. The proposed manufactured slopes along the west and south building pad perimeters would be landscaped, providing a physical buffer between the Project and the existing and planned rural residential land uses to the south of the Project site. Refer to EIR Subsection 4.1-1, <i>Aesthetics</i> , for additional details.
<b>System Access</b>			
2003 GP	C 6.3	Limit access points and intersections of streets and highways based upon the road's General Plan classification and function. Access points must be located a sufficient distance away	Consistent. Vehicular access to Building E would be provided by two driveways connecting to Oleander Avenue, with the western driveway for passenger cars and the eastern driveway for trucks. The Project also proposes the option to add another passenger car driveway between

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		from major intersections to allow for safe, efficient operation. (AI 3)	the two driveways. Vehicular access to Building D would be provided by three driveways connecting to Oleander Avenue. The proposed driveways along Oleander are spaced per County requirements.
2016 GP	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. Vehicular access to Building E would be provided by two driveways connecting to Oleander Avenue, with the western driveway for passenger cars and the eastern driveway for trucks. The Project also proposes the option to add another passenger car driveway between the two driveways. Vehicular access to Building D would be provided by three driveways connecting to Oleander Avenue. The proposed driveways along Oleander are spaced per County requirements.
2003 GP 2016 GP	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. Project access points for buildings D and E would be from several driveways along Oleander Avenue. As detailed in Figures 4.15-8 and 4.15-9 in the EIR, Project traffic would travel along Oleander Avenue and a majority of vehicles would go north along Harvill Avenue and east along Harley Knox Boulevard towards the I-215. Thus, traffic would go north (and away) from existing residential land uses to the south/south-west. Additionally, Mitigation Measure MM 4.11-1, in the Project’s EIR states that prior to the issuance of grading permits and building permits that would authorize grading and construction activities on the Building D Site, the construction contractor shall install a minimum 6-foot high temporary noise barrier along the southern boundary of the Building D Site. With implementation of this Mitigation Measure, the noise barriers would separate truck areas from the existing residences to the south of the Project site.
<b>Public Transportation Systems</b>			
2003 GP	C 15.3	Develop a trail system which connects 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).	Consistent. As shown on Project EIR Figure 4.14-2, Mead Valley Area Plan Trails and Bikeway System, community trails are planned along Oleander Avenue and Ellsworth Street adjacent to the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. A 5- foot sidewalk would be provided in an 18-foot wide parkway on the west side of Ellsworth Street

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			along the Building E Site’s frontage; a trail easement is not required on the west side of Ellsworth Street. The Project would not directly or cumulatively impact the County’s ability to establish a planned community trail north of the Project site along Oleander Avenue.
2016 GP	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. As shown on Project EIR Figure 4.14-2, <i>Mead Valley Area Plan Trails and Bikeway System</i> , community trails are planned along Oleander Avenue and Ellsworth Street adjacent to the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. A 5-foot sidewalk would be provided in an 18-foot wide parkway on the west side of Ellsworth Street along the Building E Site’s frontage; a trail easement is not required on the west side of Ellsworth Street. The Project would not directly or cumulatively impact the County’s ability to establish a planned community trail north of the Project site along Oleander Avenue.
2003 GP	C 15.4	Review and update the Regional Trail Map in accordance with the review procedures and schedule of the General Plan, in order to assure compatibility with the other elements of the County General Plan, and with the similar plans of Western Riverside County Council of Governments, Coachella Valley Association of Governments, Riverside County Transportation Commission, and all jurisdictions within and abutting Riverside County.	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. The Project would not directly or cumulatively impact the County’s ability to establish a planned community trail north of the Project site along Oleander Avenue.
2016 GP	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	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. The Project would not directly or cumulatively impact the County’s ability to establish a planned community trail north of the Project site along Oleander Avenue.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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.	
<b>Non-Motorized Transportation - Multipurpose Recreational Trails</b>			
2003 GP	C 16.1	Implement the County trail system as depicted in the Bikeways and Trails Plan, Figure C-7.	Consistent. As shown on Project EIR Figure 4.14-2, Mead Valley Area Plan Trails and Bikeway System, community trails are planned along Oleander Avenue and Ellsworth Street adjacent to the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site's frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site's frontage.
2016 GP	C 16.1	Implement the Riverside County trail system as depicted in the Bikeways and Trails Plan, Figure C-6. (AI 3, 33)	Consistent. As shown on Project EIR Figure 4.14-2, <i>Mead Valley Area Plan Trails and Bikeway System</i> , community trails are planned along Oleander Avenue and Ellsworth Street adjacent to the Project site. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site's frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site's frontage.
2003 GP	C 16.2	Develop a multi-purpose recreational trail network with support facilities which provide a linkage with regional facilities. (AI 35)	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site's frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site's frontage.
2016 GP	C 16.2	Develop a multi-purpose trail network with support facilities which provide a linkage with regional facilities, and	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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)	Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
2016 GP	C 16.4	Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads. (AI 3, 33)	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
<b>Environmental Considerations</b>			
2003 GP	C 20.4	Control dust and mitigate other environmental impacts during all stages of roadway construction.	Consistent. Project construction is required by law to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 403 “Fugitive Dust”.
2016 GP	C 20.6	Control dust and mitigate other environmental impacts during all stages of roadway construction.	Consistent. Project construction is required by law to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 403 “Fugitive Dust”.
2003 GP	C 20.6	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. As discussed in EIR Subsection 4.11, <i>Noise</i> , operational noise impacts associated with vehicle movement in the truck courts near the south boundary of the Building D Site would be attenuated to less-than-significant levels by the proposed installation of noise attenuation walls. Noise levels on the Building E Site would not significantly impact any sensitive receivers.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
GP 2016	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. As discussed in EIR Subsection 4.11, <i>Noise</i> , operational noise impacts associated with vehicle movement in the truck courts near the south boundary of the Building D Site would be attenuated to less-than-significant levels by the proposed installation of noise attenuation walls. Noise levels on the Building E Site would not significantly impact any sensitive receivers.
2003 GP	C 20.7	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. Because a biological resources assessment was performed for the proposed Project and because EIR Subsection 4.4, <i>Biological Resources</i> analyzes the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and provides mitigation to reduce the Project's potential impacts associated with biological resources, the Project is consistent with C 20.7.
2016 GP	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. Because a biological resources assessment was performed for the proposed Project and because EIR Subsection 4.4, <i>Biological Resources</i> analyzes the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and provides mitigation to reduce the Project's potential impacts associated with biological resources, the Project is consistent with C 20.9.
2003 GP	C 20.11	Incorporate specific requirements of the General Plan Air Quality Element into transportation plans and development proposals where applicable. (AI 110)	Consistent. Refer to the consistency analysis with the Air Quality Element later in this table.
2016 GP	C 20.13	Incorporate specific requirements of the General Plan Air Quality Element into transportation plans and development proposals where applicable. (AI 110)	Consistent. Refer to the consistency analysis with the Air Quality Element later in this table.
2003 GP	C 20.12	Encourage the use of alternative non-motorized transportation and the use of non-polluting vehicles. (AI 118)	Consistent. As detailed in Figure 3-18, Roadway Cross-Sections, of the EIR, sidewalks are located on the Project's frontage streets (Oleander Avenue and Ellsworth Street).

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			<p>Additionally, the proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.</p> <p>As detailed in EIR Subsection 4.3, <i>Air Quality</i>, the Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance.</p>
2016 GP	C 20.14	Encourage the use of alternative non-motorized transportation and the use of non-polluting vehicles. (AI 118)	<p>Consistent. As detailed in Figure 3-18, <i>Roadway Cross-Sections</i>, of the EIR, sidewalks are located on the Project’s frontage streets (Oleander Avenue and Ellsworth Street). Additionally, the proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.</p> <p>As detailed in EIR Subsection 4.3, <i>Air Quality</i>, the Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance.</p>
2003 GP	C 20.13	Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting the groundwater supply.	Consistent. Because the proposed Project implements National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMPs), the Project is consistent with C 20.15. As detailed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the Project would be required to obtain coverage under the State of California NPDES Construction General Permit for construction activities.
2016 GP	C 20.15	Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control	Consistent. Because the proposed Project implements National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMPs), the Project is consistent with C 20.15. As detailed in EIR Subsection

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		runoff contamination from affecting the groundwater supply	4.9, <i>Hydrology and Water Quality</i> , the Project would be required to obtain coverage under the State of California NPDES Construction General Permit for construction activities.
<b>Goods Movement</b>			
2003 GP	C 23.1	Implement street and highway projects to provide convenient and economical goods movement in areas where large concentrations of truck traffic exist. (AI 43)	Consistent. The Project proposes the construction and operation of two business park warehouse buildings that would be part of Riverside County’s goods movement network. The Project would provide for the safe and economical movement of goods, primarily by trucks. As detailed in the vehicle movement exhibits provided as EIR Figures 4.15-8 and 4.15-9, Project traffic would travel to and from the Project site easterly along Oleander Avenue, which connects to Harvill Avenue and Harley Knox Boulevard, which connect at ramp junctions with I-215. I-215 is a state highway system travel corridor under the jurisdiction of Caltrans. The Project proposes frontage improvements to Oleander Avenue and would contribute funding through TUMF and fair share fees for street and highway projects in the region.
2016 GP	C 23.1	Implement street and highway projects to provide safe, sustainable, and economical goods movement in areas where large concentrations of truck traffic exist or are anticipated to exist. (AI 43)	Consistent. The Project proposes the construction and operation of two business park warehouse buildings that would be part of Riverside County’s goods movement network. The Project would provide for the safe and economical movement of goods, primarily by trucks. As detailed in the vehicle movement exhibits provided as EIR Figures 4.15-8 and 4.15-9, Project traffic would travel to and from the Project site easterly along Oleander Avenue, which connects to Harvill Avenue and Harley Knox Boulevard, which connect at ramp junctions with I-215. I-215 is a state highway system travel corridor under the jurisdiction of Caltrans. The Project proposes frontage improvements to Oleander Avenue and would contribute funding through TUMF and fair share fees for street and highway projects in the region.
2003 GP 2016 GP	C 23.2	Implement roadway standards, where practicable, to accommodate large trucks where extensive truck travel involving regional movement of bulk goods is anticipated.	Consistent. As detailed in the Project’s EIR Figure 3-18, <i>Roadway Cross-Sections</i> , the Project streets have been designed per County standards to accommodate truck movement.
2016 GP	C 23.8	Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through	Consistent. As detailed in the Project’s EIR Figures 4.15-8 and 4.15-9, Project traffic would travel along Oleander Avenue and a majority of vehicles would go north along Harvill Avenue and east along Harley Knox Boulevard

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)	towards the I-215. Thus, traffic would go north (and away) from existing residential land uses to the south/south-west.
2016 GP	C 23.12	For goods movement projects resulting in countywide cross-jurisdictional traffic impacts, seek to implement appropriate mitigation measures in whichever jurisdiction impacts occur.	Consistent. The Project proposes the construction and operation of two business park warehouse buildings that would be part of Riverside County’s goods movement network. As detailed in the vehicle movement exhibits provided as EIR Figures 4.15-8 and 4.15-9, Project traffic would travel to and from the Project site easterly along Oleander Avenue, which connects to Harvill Avenue and Harley Knox Boulevard, which connect at ramp junctions with I-215. I-215 is a state highway system travel corridor under the jurisdiction of Caltrans. The Project proposes frontage improvements to Oleander Avenue and Ellsworth Street and would contribute funding through TUMF and fair share fees for street and highway projects in the region.
2016 GP	C 23.13	Collaborate with private industry and local, regional, and state government partners to identify strategies to increase employment and educational opportunities for Riverside County residents related to goods movement projects.	Consistent. The Project is estimated to generate approximately 1,081 new recurring jobs which would increase employment opportunity in Riverside County related to goods movement.
<b>MULTIPURPOSE OPEN SPACE ELEMENT</b>			
<b>Conservation - Renewable Resources - Water Resources</b>			
2003 GP 2016 GP	OS 1.1	Balance consideration of water supply requirements between urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different demands. (AI 3)	Consistent. OS 1.1 through 1.4 provide guidance to County staff for the long-term planning and are not applicable to an individual development project. A Water Supply Assessment (WSA) was prepared for the Project (refer to EIR <i>Technical Appendix K</i> of the Project’s EIR. The WSA concluded that the Project’s two business park warehouse buildings would result in a demand for approximately 38,890 gallons per day (gpd) of potable water, which translates into an annual demand of approximately 44 AFY. The EMWD indicates that the water demand for the proposed Project is within the limits of projected demand accounted for in the 2010 UWMP.
2003 GP	OS 3.3	Minimize pollutant discharge into storm drainage systems, and natural drainages, and aquifers (AI 3)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the proposed Project would be required to comply with Final WQMPs which will identify Best Management Practices (BMPs) to be incorporated into the Project to ensure that long-term operation of the Project does not result in substantial amounts of polluted runoff. In addition, the Project would be required to comply with the requirements of a NPDES permit, which would reduce

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			pollutants in runoff discharged from the Project site during grading and construction activities.
2016 GP	OS 3.3	Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers (AI 3)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the proposed Project would be required to comply with Final WQMPs which identify BMPs to be incorporated into the Project to ensure that long-term operation of the Project does not result in substantial amounts of polluted runoff. In addition, the Project would be required to comply with the requirements of a NPDES permit, which would reduce pollutants in runoff discharged from the Project site during grading and construction activities.
2016 GP	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 outlined in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the Project Applicant is required by law to obtain coverage under a NPDES Permit and prepare a SWPPP.
2016 GP	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. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the Project integrates water runoff within planned on-site infrastructure where feasible.
2016 GP	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 analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , on-site runoff would be collected with a combination of storm drain inlets and trench drains and would be discharged into the proposed on-site bioretention/detention basins.
2016 GP	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	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , for Building D site, the area tributary to the Project site (Area D for Building D) would continue to drain from west to east with the Project ultimately discharging into a proposed bioretention/detention basin where any additional overflow from the design would be conveyed into the existing Lateral F-4 underneath Oleander Avenue.  For Building E, the overall drainage pattern would remain unchanged as a result of the development. The area

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		systems, etc. (AI 57, 62)	tributary to the Project site (Area E for Building E) would continue to drain from west to east with the Project ultimately discharging into a proposed bioretention/detention basin that ultimately discharges into the existing Lateral F-4 underneath Oleander Avenue. The proposed bioretention/detention basins are a best management practice (BMP) for the Project site. The proposed bioretention basins within the Project site would be utilized for both water quality treatment and to mitigate the tributary 100-year flows.
2003 GP 2016 GP	OS 4.3	Ensure that adequate aquifer water recharge areas are preserved and protected. (AI 3, 56, 57)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table.
2003 GP	OS 4.5	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. (AI 57)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , water captured by the proposed Project’s water quality/detention basins and landscaped areas would have the opportunity to percolate into the ground and would minimize potential adverse effects related to groundwater recharge. The Project would implement mitigation to ensure compliance with the site-specific WQMPs and their associated Best Management Practices (BMPs).
2003 GP	OS 4.5	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. (AI 57)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , water captured by the proposed Project’s water quality/detention basins and landscaped areas would have the opportunity to percolate into the ground and would minimize potential adverse effects related to groundwater recharge. The Project would implement mitigation to ensure compliance with the site-specific WQMPs and their associated Best Management Practices (BMPs).
2016 GP	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. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , water captured by the proposed Project’s water quality/detention basins and landscaped areas would have the opportunity to percolate into the ground and would minimize potential adverse effects related to groundwater recharge. The Project would implement mitigation to ensure compliance with the site-specific WQMPs and their associated Best Management Practices (BMPs).
2016 GP	OS 4.7	Encourage storm water management and urban runoff reduction as an	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , water quality detention basins and

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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)	landscaped areas are incorporated into the Project’s design.
2003 GP 2016 GP	OS 4.8	Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur. (AI 57)	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , implementation of the proposed Project would not result in changes to the course of a stream.
2016 GP	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. Development of the Building D Site would permanently impact 0.09 acre (677 linear foot) of on-site ephemeral drainage, which is a significant impact requiring mitigation. Development of the Building E Site as proposed by the Project would permanently impact 0.11-acre (690 linear feet) of ephemeral waters of the State, which is a significant impact requiring mitigation. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , the Project would implement mitigation that represents a biologically equivalent or superior preservation alternative to avoidance of MSHCP riparian/riverine resources because the in-lieu mitigation fee would result in the restoration and preservation of an equivalent acreage of habitat with higher values in comparison to the drainage features impacted by the Project.
2003 GP	OS 5.5	New development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Incentives shall be utilized to the maximum extent possible. (AI 25, 60)	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , the Project would implement mitigation that represents a biologically equivalent or superior preservation alternative to avoidance of MSHCP riparian/riverine resources because the in-lieu mitigation fee would result in the restoration and preservation of an equivalent acreage of habitat with higher values in comparison to the drainage features impacted by the Project.
2016 GP	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. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , the Project would implement mitigation that represents a biologically equivalent or superior preservation alternative to avoidance of MSHCP riparian/riverine resources because the in-lieu mitigation fee would result in the restoration and preservation of an equivalent acreage of habitat with higher values in comparison to the drainage features impacted by the Project.
2003 GP 2016 GP	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	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , while the ephemeral drainage feature on the Project site meets the definition of a riparian/riverine area according to the MSHCP, the channel lacks a riparian

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. (AI 60, 61)	vegetation component and does not support suitable habitat for least Bell’s vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. The Building D Site does not contain vernal pools, and as such, proposed development on the Building D Site would not result in impacts to Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and vernal pool fairy shrimp.
2003 GP 2016 GP	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 analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) are present on the Project site. Therefore, the Project as proposed on the Project site would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
<b>Conservation – Non-Renewable Resources</b>			
2003 GP	OS 16.1	Continue to implement Title 24 of the State Building Code. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of Title 24. (AI 62)	Consistent. As analyzed throughout EIR No. 546, the Project’s buildings are designed 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).
2016 GP	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 analyzed throughout EIR No. 546, the Project’s buildings are designed 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).
2003 GP 2016 GP	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)	Consistent. As analyzed in EIR Section 5.0, <i>Other CEQA Considerations</i> , energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent state and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under California building codes (e.g., Title 24, California Green Building Code). In this latter

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			regard, pursuant to the County of Riverside’s Screening Table for Greenhouse Gas Implementation Measures, several project design features would be implemented that reduce energy associated with the building envelope, indoor space efficiencies, irrigation and landscaping, potable water use, employment and trip reductions beyond existing requirements.
2003 GP 2016 GP	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. As analyzed in EIR Section 5.0, <i>Other CEQA Considerations</i> , energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent state and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under California building codes (e.g., Title 24, California Green Building Code). In this latter regard, pursuant to the County of Riverside’s Screening Table for Greenhouse Gas Implementation Measures, several project design features would be implemented that reduce energy associated with the building envelope, indoor space efficiencies, irrigation and landscaping, potable water use, employment and trip reductions beyond existing requirements.
2016 GP	OS 16.12	Consider energy efficient site design and construction techniques in renovation, construction, or procurement of leased spaces.	Consistent. As analyzed in EIR Section 5.0, <i>Other CEQA Considerations</i> , energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent state and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under California building codes (e.g., Title 24, California Green Building Code). In this latter regard, pursuant to the County of Riverside’s Screening Table for Greenhouse Gas Implementation Measures, several project design features would be implemented that reduce energy associated with the building envelope, indoor space efficiencies, irrigation and landscaping, potable water use, employment and trip reductions beyond existing requirements.
2016 GP	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 analyzed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , because the Project is required to attain least 100 points (equivalent to an approximate 15% reduction in GHG emissions) on the Riverside County CAP Screening Tables, the Project would not conflict with the County of Riverside’s CAP. Accordingly, the proposed Project would be consistent with the CAP, would be in concert with international efforts to address global climate

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			change, and would reflect specific local requirements that would substantially lessen cumulative GHG emissions impacts. In addition, the Project would comply with a number of regulations that would further reduce GHG emissions. As analyzed in EIR Section 5.0 <i>Other CEQA Considerations</i> , Project design features, mandatory compliance with CalGreen, and the implementation of the mitigation measures contained in the site-specific Air Quality Impact Analysis ( <i>Technical Appendix B1</i> ), Mobile Source Diesel Health Risk Assessment ( <i>Technical Appendix B2</i> ), and the Greenhouse Gas Analysis ( <i>Technical Appendix F</i> ), demonstrate evidence of the Project’s efficient use of energy and reduction of carbon emissions.
<b>Preservation – Multiple Species Habitat Conservation Plans (MSHCPs)</b>			
2003 GP	OS 17.1	Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of development applications. (AI 10)	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2 of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4 as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of the MSCHP.
2016 GP	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	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.	of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4 as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of the MSCHP.
2003 GP	OS 17.1	Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of development applications. (AI 10)	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2 of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4, as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of the MSCHP.
2016 GP	OS 17.2	Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2 of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4, as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of the MSCHP.
<b>Preservation – Environmentally Sensitive Lands</b>			
2003 GP	OS 18.1	Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, if adopted. (AI 10)	Consistent. As analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2 of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4, as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of the MSCHP.
2016 GP	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 analyzed in EIR Subsection 4.4, <i>Biological Resources</i> , according to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. However, development projects such as the proposed Project that are proposed outside the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures included in Sections 6.1.2, 6.1.3 and 6.3.2 of the MSHCP document, respectively. Each of these provisions is addressed in EIR Subsection 4.4, as they pertain to the Project site. As concluded in EIR Subsection 4.4, the Project would not conflict with any provisions of

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			the MSCHP.
<b>Preservation – Cultural Resources</b>			
2003 GP	OS 19.2	Review all proposed development for the possibility of archaeological sensitivity.	Consistent. The Project site’s cultural resources are analyzed in EIR Subsection 4.5, <i>Cultural Resources</i> and mitigation is provided to reduce impacts to less than significant.
2016 GP	OS 19.3	Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.	Consistent. The Project site’s cultural resources are analyzed in EIR Subsection 4.5, <i>Cultural Resources</i> and mitigation is provided to reduce impacts to less than significant.
2016 GP	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)	Consistent. The Project’s potential cultural resources are analyzed in EIR Subsection 4.5, <i>Cultural Resources</i> and mitigation is provided to reduce impacts to less than significant. Although not required as mitigation, the Project Applicant has also agreed to attempt to move some of the milling features within the Project’s impact footprint into proposed landscaped areas on the Building D Site and Building E Site.
2016 GP	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. As analyzed in EIR Subsection 4.5, <i>Cultural Resources</i> , there are no known human remains on the Project site. In the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, compliance with the applicable provisions of the California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. is required. Mandatory compliance with State law would ensure that human remains, if encountered, are appropriately treated and would preclude the potential for significant impacts to Native American remains.
<b>Preservation – Paleontological Resources</b>			
2016 GP	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 analyzed in EIR Subsection 4.17, <i>Paleontological Resources</i> , the northeastern corner of the Building D Site is identified as having “High B” paleontological sensitivity. Therefore, for grading activities that will occur greater than 4.0 feet in depth in Quaternary very old alluvial fan sediments located in the northeast portion of the Building D Site, the Project’s EIR includes mitigation that requires a Paleontological Resource Impact Mitigation Program (PRIMP) to be implemented.
2016 GP	OS 19.7	Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8,	Consistent. According to data compiled by Riverside County during preparation of the County’s General Plan, the entire Building E Site and majority of the Building D Site have “Low” paleontological sensitivity.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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.	With implementation of the required mitigation contained in the Project’s EIR Subsection 4.17, <i>Paleontological Resources</i> , the Project’s potential to impact significant paleontological resources would be reduced to less than significant.
2016 GP	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. With implementation of the required mitigation contained in the Project’s EIR Subsection 4.17, <i>Paleontological Resources</i> , the Project’s potential to impact significant paleontological resources would be reduced to less than significant.
<b>Preservation - Scenic Resources</b>			
2003 GP 2016 GP	OS 21.1	Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)	Consistent. As analyzed in EIR Subsection 4.1, <i>Aesthetics</i> , the proposed Project would not substantially damage scenic resources or significantly obstruct any prominent scenic vistas or public views. The Project site does not contain any unique scenic resources. Development of the Project would not substantially block views of scenic mountain resources in the distance. Also, the proposed Project incorporates design elements such as landscaping, landscaped slopes, walls, and architectural features to ensure that development proposed on the Building D and Building E Sites would not create an aesthetically offensive site open to public view.
<b>SAFETY ELEMENT</b>			
<b>Hazard Specific Issues and Policies - Seismic Hazards</b>			
2003 GP	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	Consistent. Geotechnical investigations were conducted for the Project site and are included as Technical Appendices E1 through E4 of the EIR. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. Mandatory compliance with local and state regulatory requirements related to building construction would ensure that the Project’s two buildings

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>Studies Zones map.</p> <p>b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the County Engineering Geologist, is presented. The County may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.</p> <p>c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.</p> <p>d. Support efforts by the California Department of Conservation, Division of Mining and Geology to develop geologic and engineering solutions in areas of disseminated ground deformation due to faulting, in those areas where a through-going fault cannot be reliably located.</p> <p>e. Encourage and support efforts by the geologic research community to define better the locations and risks of County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.</p>	<p>would be developed as required to attenuate the seismic risk to people or structures to less-than-significant level.</p>
2016 GP	S 2.1	<p>Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)</p> <p>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</p>	<p>Consistent. Geotechnical investigations were conducted for the Project site and are included as Technical Appendices E1 through E4 of the EIR. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i>, development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. Mandatory compliance with local and state regulatory requirements related to building construction would ensure that the Project’s two buildings</p>

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>Studies Zones map.</p> <p>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.</p> <p>c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.</p> <p>d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located.</p> <p>e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.</p>	<p>would be developed as required to attenuate the seismic risk to people or structures to less-than-significant level.</p>
2003 GP	S 2.2	<p>Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm. (AI 81)</p>	<p>Consistent. Geotechnical investigations were conducted for the Project site. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i>, development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. Mandatory compliance with local and state regulatory requirements related to building</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			construction would ensure that the Project’s two buildings would be developed as required to attenuate the seismic risk to people or structures to less-than-significant level.
2016 GP	S 2.2	Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (AI 81)	Consistent. Geotechnical investigations were conducted for the Project site. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. Mandatory compliance with local and state regulatory requirements related to building construction would ensure that the Project’s two buildings would be developed as required to attenuate the seismic risk to people or structures to less-than-significant level.
2003 GP	S 2.3	Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Ground Water" for all general construction projects (Figure S-3).	<p>Consistent. Technical Reports prepared for the Building D Site include: a Geotechnical Investigation, Infiltration Study, and Rock Rippability Report prepared by Matrix Geotechnical Consulting Inc. (Matrix), and a Change of Engineer of Record, Response Report and Plan Review, prepared by Southern California Geotechnical (SoCalGeo).</p> <p>Technical reports prepared for Building E include: a Geotechnical Investigation and Rock Rippability Report prepared by Matrix, a Change of Engineer of Record, Response Report and Plan Review prepared by SoCalGeo, and a Geotechnical Report Update and Plan Review prepared by SoCalGeo</p> <p>Both Matrix and SoCalGeo are professional geotechnical firms that employ state-licensed professionals to prepare geotechnical reports.</p>
2016 GP	S 2.3	Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Ground Water” for all general construction projects, except for accessory buildings (Figure S-3).	<p>Consistent. Technical Reports prepared for the Building D Site include: a <i>Geotechnical Investigation, Infiltration Study, and Rock Rippability Report</i> prepared by Matrix Geotechnical Consulting Inc. (Matrix), and a <i>Change of Engineer of Record, Response Report and Plan Review</i>, prepared by Southern California Geotechnical (SoCalGeo).</p> <p>Technical reports prepared for Building E include: a <i>Geotechnical Investigation and Rock Rippability Report</i> prepared by Matrix, a <i>Change of Engineer of Record, Response Report and Plan Review</i> prepared by SoCalGeo, and a <i>Geotechnical Report Update and Plan Review</i></p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			<p>prepared by SoCalGeo</p> <p>Both Matrix and SoCalGeo are professional geotechnical firms that employ state-licensed professionals to prepare geotechnical reports.</p>
2003 GP 2016 GP	S 2.5	<p>Require that engineered slopes be designed to resist seismically-induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.</p>	<p>Consistent. The Project is not designated as a high-risk project. As analyzed in EIR Subsection 4.6 <i>Geology and Soils</i>, and as outlined in the Project’s geotechnical investigations, the Project would adhere to the recommendations set forth in the Project’s geotechnical investigation reports and would engineer slopes to resist seismically-induced failure.</p>
2003 2016 GP	S 2.6	<p>Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.</p>	<p>Consistent. As analyzed in EIR Subsection 4.6 <i>Geology and Soils</i>, and as outlined in the Project’s geotechnical investigations, the Project would adhere to the recommendations set forth in the Project’s geotechnical investigation reports. With implementation of the Project’s design features, the potential for differential settlement, shrinking/expansion along the clay-rich shear zone, and secondary sympathetic movement associated with large earthquakes in the nearby area, would be less than significant.</p>
2003 GP 2016 GP	S 2.7	<p>Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.</p>	<p>Consistent. As analyzed in EIR Subsection 4.6 <i>Geology and Soils</i>, and as outlined in the Project’s geotechnical investigations, the Project would adhere to the recommendations set forth in the Project’s geotechnical investigation reports. With implementation of the Project’s design features, the potential for differential settlement, shrinking/expansion along the clay-rich shear zone, and secondary sympathetic movement associated with large earthquakes in the nearby area, would be less than significant.</p>
<b>Hazard Specific Issues and Policies –Slope and Instability Hazards</b>			
2003 GP 2016 GP	S 3.1	<p>Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act: (AI 104)</p> <p>a. Preliminary geotechnical and</p>	<p>Consistent. The Project site is not located in a landslide potential hazard management zone. Also, the Project would comply with the recommendations set forth in the site-specific geotechnical investigation reports.</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>geologic investigations.</p> <p>b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.</p> <p>c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.</p>	
2003 GP 2016 GP	S 3.3	Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.	Consistent. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , impacts associated with geology and soils would be less than significant. Furthermore, as a condition of Project approval, the Project would be required to comply with the recommendations set forth in the Project’s geotechnical investigation reports.
2003 GP 2016 GP	S 3.4	Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas.	Consistent. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , impacts associated with geology and soils would be less than significant. Furthermore, as a condition of Project approval, the Project would be required to comply with the recommendations set forth in the Project’s geotechnical investigation reports.
2003 GP 2016 GP	S 3.5	During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.	Consistent. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , impacts associated with geology and soils would be less than significant. Furthermore, as a condition of Project approval, the Project would be required to comply with the recommendations set forth in the Project’s geotechnical investigation reports.
2003 GP 2016 GP	S 3.6	Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, in order to assure the adequate demonstration of a project’s ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.	Consistent. Grading plans, environmental assessments, engineering and geotechnical reports, and landscaping plans have been prepared for the Project. As analyzed in EIR Subsection 4.6, <i>Geology and Soils</i> , impacts associated with geology and soils would be less than significant. Furthermore, as a condition of Project approval, the Project would be required to comply with the recommendations set forth in the Project’s geotechnical investigation reports.
2003 GP 2016 GP	S 3.10	Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all	Consistent. As analyzed in EIR Subsection 4.4, <i>Geology and Soils</i> , the Project site is not located within a documented subsidence zone or a zone that may be

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		producing groundwater basins, irrespective of past subsidence.	susceptible to subsidence.
2003 GP 2016 GP	S 3.13	Require buildings to be designed to resist wind loads.	Consistent. As documented in the Project’s geotechnical investigations, the Project’s two buildings would be designed in accordance with the latest California Building Standards Code.
<b>Hazard Specific Issues and Policies - Disaster Preparedness, Response and Recovery</b>			
2003 GP 2016 GP	S 7.3	Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to: install automatic fire and hazardous materials detection, reporting and shut-off devices; and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.	Consistent. Proposed Building D and Building E are required by law to include fire sprinklers. It is highly likely than an Early Suppression, Fast Response (ESFR) fire sprinkler system, would be installed in each building. ESFR systems incorporate high volume, high-pressure sprinkler heads and provide warehouse buildings with a high margin of fire safety and also allow more time for emergency responders to reach a fire incident before a fire spreads from its point of origin.
<b>NOISE ELEMENT</b>			
<b>Noise Sensitive Land Uses</b>			
2003 GP 2016 GP	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. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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)	Consistent. The Project site is located within the influence area of March Air Reserve Base (MARB) and is subject to the MARB ALUCP. The Project site is located within Compatibility Zone C2 of the ALUCP in which highly noise-sensitive outdoor residential uses are prohibited. Thus, the Project, which proposes two business park warehouse buildings, is an appropriate and permitted land use in airport Compatibility Zone C2 because this land use is not noise-sensitive and tolerant of nearby noise-producing uses.
2003 GP 2016 GP	N 1.4	Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	N 1.7	Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)	Consistent. As presented in EIR Subsection 4.11, <i>Noise</i> , the Project’s two proposed business park warehouse buildings are not noise-sensitive uses and would not be exposed to high noise levels. A noise technical report is appended to the Project’s EIR.
2003 GP 2016 GP	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)	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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. Urban Crossroads, Inc. prepared a technical report for the proposed Project entitled: <i>Knox Business Park Noise Impact Analysis</i> . Urban Crossroads Inc. is a professional firm that employs qualified acoustical specialists to prepare noise reports. The proposed Project is not a noise-sensitive project.
2003 GP	N 2.3	Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		sources: (AI 105)	noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2016 GP	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. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
<b>Noise Producers-Location of Noise Producers</b>			
2003 GP 2016 GP	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. A noise impact analysis, prepared by Urban Crossroads Inc. (see <i>Technical Appendix I, “Knox Business Park Noise Impact Analysis”</i> , to the Project’s EIR) was performed for the proposed Project and approved by the Planning Department and the Office of Industrial Hygiene.
2003 GP 2016 GP	N 3.3	Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses. (AI 107)	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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. A noise impact analysis prepared by Urban Crossroads Inc. (see <i>Technical Appendix I, “Knox Business Park Noise Impact Analysis”</i> , to the Project’s EIR) was performed for the proposed Project that analyzes the Project’s potential noise impacts and provides mitigation and Project design features to reduce noise.
2003 GP 2016 GP	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)	Consistent. The Project site is located within the influence area of MARB and is subject to the March Air Reserve Base ALUCP. The Project site is located within Compatibility Zone C2 of the ALUCP in which highly noise-sensitive outdoor residential uses are prohibited.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			Thus, the Project is an appropriate and permitted land use in airport Compatibility Zone C2. The proposed Project is not a noise sensitive land use because the Project proposes industrial development and the Project does not produce high levels of noise.
<b>Stationary Noise</b>			
2003 GP 2016 GP	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.	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	N 4.2	Develop measures to control non-transportation noise impacts. (AI 105)	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project’s potential effect on noise sensitive land uses and provides mitigation, including a temporary construction noise barrier along the southern boundary of the Building D Site, and a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP 2016 GP	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. The proposed Project does not propose any stationary sources of measurable noise.
2003 GP 2016 GP	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)	Consistent. A noise impact analysis prepared by Urban Crossroads Inc. (see <i>Technical Appendix I, “Knox Business Park Noise Impact Analysis”</i> , to the Project’s EIR) was performed for the proposed Project; the Project does not propose any measurable sources of stationary noise.
2003 GP 2016 GP	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 Project’s loading bays are proposed to be oriented to the east, and to Ellsworth Street, away from nearby residential land uses. As discussed in EIR Subsection 4.11, <i>Noise</i> , a minimum 8-foot high solid noise barrier is required along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
<b>Noise Producers - Mobile Noise</b>			
2003 GP 2016 GP	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)	Consistent. As discussed in EIR Subsection 4.11, <i>Noise</i> , the Project’s noise impacts would be fully mitigated; hour restrictions are not required.
2003 GP	N 7.1	New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L and summarized in the Policy Area section of the affected Area Plan.	Consistent. As analyzed in EIR Subsection 4.11, <i>Noise</i> , the Project site is exposed to less than 60 dBA CNEL from operations at the MARB, which is not considered excessive. Furthermore, the Project proposes to develop the site with business park warehouse uses, which are not considered noise-sensitive receptors. According to the Riverside County General Plan, industrial and manufacturing uses are considered “normally acceptable” at noise levels up to 75 dBA CNEL.
2016 GP	N 7.1	New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1 and summarized in the Policy Area section of the affected Area Plan.	Consistent. As analyzed in EIR Subsection 4.11, <i>Noise</i> , the Project site is exposed to less than 60 dBA CNEL from operations at the MARB, which is not considered excessive. Furthermore, the Project proposes to develop the site with business park warehouse uses, which are not considered noise-sensitive receptors. According to the Riverside County General Plan, industrial and manufacturing uses are considered “normally acceptable” at noise levels up to 75 dBA CNEL.
2003 GP 2016 GP	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 analyzed in EIR Subsection 4.11, <i>Noise</i> , the Project site is exposed to less than 60 dBA CNEL from operations at the MARB, which is not considered excessive. Furthermore, the Project proposes to develop the site with business park warehouse uses, which are not considered noise-sensitive receptors. According to the Riverside County General Plan, industrial and manufacturing uses are considered “normally acceptable” at noise levels up to 75 dBA CNEL.
2003 GP 2016 GP	N 7.4	Check each development proposal to determine if it is located within an airport noise impact area as depicted	Consistent. As analyzed in EIR Subsection 4.11, <i>Noise</i> , the Project site is exposed to less than 60 dBA CNEL from operations at the MARB, which is not considered excessive.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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.	Furthermore, the Project proposes to develop the site with business park warehouse uses, which are not considered noise-sensitive receptors. According to the Riverside County General Plan, industrial and manufacturing uses are considered “normally acceptable” at noise levels up to 75 dBA CNEL
2003 GP	N 8.3	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. As discussed in EIR Subsection 4.11, <i>Noise</i> , the Project’s contribution to off-site, transportation-related noise levels along several Oleander Avenue segments adjacent to and west of the Project site would result in a significant direct impact under Existing + Project and Year 2017 traffic conditions. However, these noise impacts would be alleviated in future years as traffic on the roadway system increase and the percentage of Project-related noise decreases.
2016 GP	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. As discussed in EIR Subsection 4.11, <i>Noise</i> , the Project’s contribution to off-site, transportation-related noise levels along several Oleander Avenue segments adjacent to and west of the Project site would result in a significant direct impact under Existing + Project and Year 2017 traffic conditions. However, these noise impacts would be alleviated in future years as traffic on the roadway system increase and the percentage of Project-related noise decreases.
2003 GP	N 8.4	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. EIR Mitigation Measure MM 4.11-3 states that prior to building permit final inspection, the County of Riverside shall verify that a minimum 8-foot high solid noise barrier is constructed along the southwestern and southeastern corners of the Building D Site, adjacent to the truck yard/truck parking area. This Mitigation Measure would minimize the potential noise impacts to residential land uses near the Project site.
2016 GP	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. EIR Mitigation Measure MM 4.11-3 states that prior to building permit final inspection, the County of Riverside shall verify that a minimum 8-foot high solid noise barrier is constructed along the southwestern and southeastern corners of the Building D Site, adjacent to the truck yard/truck parking area. This Mitigation Measure would minimize the potential noise impacts to residential land uses near the Project site.
<b>Building and Design</b>			
2003 GP	N 13.1	Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45	Consistent. The Project’s Development Standards and Conditions of Approval provides project building design to ensure that interior noise levels meet the County of Riverside standard of 45 dBA CNEL

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County’s Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.	
2016 GP	N 13.1	Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)	Consistent. As discussed in EIR Subsection 4.11, <i>Noise</i> , Mitigation Measure MM 4.11-1 requires a temporary noise barrier and Mitigation Measure MM 4.11-2 requires that construction equipment be located on the site so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site. As such, construction noise is mitigated to less than significant levels.
2003 GP	N 12.2	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. All construction activities associated with the Project are required to comply with the County of Riverside Noise Ordinance (Chapter 9.52 of the County of Riverside Code of Ordinances), which limits the hours during which construction activity can occur on the site.
2016 GP	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. All construction activities associated with the Project are required to comply with the County of Riverside Noise Ordinance (Chapter 9.52 of the County of Riverside Code of Ordinances), which limits the hours during which construction activity can occur on the site.
2003 GP	N 12.3	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;	Consistent. Land uses surrounding the Project site include non-noise sensitive industrial and business park uses to the north and east and noise-sensitive rural residential uses to the west and south. A noise study was prepared for the proposed Project, which is contained as Technical Appendix I, “Knox Business Park Noise Impact Analysis,” to the Project’s EIR and summarized in EIR Subsection 4.11, <i>Noise</i> . The analysis of short-term construction-related noise concluded that the Project would significantly impact noise-sensitive uses located to the south of the Building D Site. Mitigation Measure MM 4.11-1 is recommended, which would require the installation of a temporary sound barrier on the south side of the Building D Site during construction. In addition, Mitigation Measure MM 4.11-2 provides for other noise attenuating measures during construction. These measures satisfy the intent of this

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>b. Preferential location of equipment; and</p> <p>c. Use of current noise suppression technology and equipment. (AI 107)</p>	<p>Policy for a construction noise mitigation plan.</p>
2016 GP	N 13.3	<p>Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:</p> <p>a. Temporary noise attenuation fences;</p> <p>b. Preferential location of equipment; and</p> <p>c. Use of current noise suppression technology and equipment. (AI 107)</p>	<p>Consistent. Land uses surrounding the Project site include non-noise sensitive industrial and business park uses to the north and east and noise-sensitive rural residential uses to the west and south. A noise study was prepared for the proposed Project, which is contained as <i>Technical Appendix I, "Knox Business Park Noise Impact Analysis,"</i> to the Project's EIR and summarized in EIR Subsection 4.11, <i>Noise</i>. The analysis of short-term construction-related noise concluded that the Project would significantly impact noise-sensitive uses located to the south of the Building D Site. Mitigation Measure MM 4.11-1 is recommended, which would require the installation of a temporary sound barrier on the south side of the Building D Site during construction. In addition, Mitigation Measure MM 4.11-2 provides for other noise attenuating measures during construction. These measures satisfy the intent of this Policy for a construction noise mitigation plan.</p>
2003 GP	N 12.4	<p>Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)</p>	<p>Consistent. Mitigation Measure MM 4.11-2 is provided in EIR Subsection 4.11, <i>Noise</i>, that requires that the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p>
2016 GP	N 13.4	<p>Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)</p>	<p>Consistent. Mitigation Measure MM 4.11-2 is provided in EIR Subsection 4.11, <i>Noise</i>, that requires that the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p>
2003 GP	N 13.4	<p>Consider and, when necessary to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)</p>	<p>Consistent. As discussed in EIR Subsection 4.11, <i>Noise</i>, a minimum 8-foot high solid noise barrier is required along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce impacts on noise-sensitive land uses closest to the</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			Project site. A landscaped manufactured slope is also proposed in this area.
2016 GP	N 14.4	Consider and, when necessary, to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)	Consistent. As discussed in EIR Subsection 4.11, <i>Noise</i> , a minimum 8-foot high solid noise barrier is required along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce impacts on noise-sensitive land uses closest to the Project site. A landscaped manufactured slope is also proposed in this area.
2003 GP	N 13.5	Consider the issue of adjacent residential land uses when designing and configuring all new, non-residential 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. The Project's loading bays are proposed to be oriented to the east, and to Ellsworth Street, away from nearby residential land uses. Project driveways would connect to Oleander Avenue, an Industrial Collector Road that does not serve residential uses, and Ellsworth Street, which bisects the Building D and Building E Sites. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project's potential effect on noise sensitive land uses and provides mitigation, including a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2016 GP	N 14.5	Consider the issue of adjacent residential land uses when designing and configuring all new, non-residential 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. The Project's loading bays are proposed to be oriented to the east, and to Ellsworth Street, away from nearby residential land uses. Project driveways would connect to Oleander Avenue, an Industrial Collector Road that does not serve residential uses, and Ellsworth Street, which bisects the Building D and Building E Sites. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project's potential effect on noise sensitive land uses and provides mitigation, including a minimum 8-foot high solid noise barrier along the southwestern and southeastern corners of the Building D Site adjacent to the truck yard/truck parking area, to reduce potential impacts on noise-sensitive land uses closest to the Project site.
2003 GP	N 13.8	Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project's potential effect on noise sensitive land uses and concludes that the Project is consistent with the Noise Element of the General Plan.
2016 GP	N 14.8	Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.	Consistent. EIR Subsection 4.11, <i>Noise</i> , analyzes the Project's potential effect on noise sensitive land uses and concludes that the Project is consistent with the Noise Element of the General Plan.
<b>Noise Information Management</b>			
2003 GP	N 18.3	Condition that prospective purchasers	Consistent. As detailed in Subsection 4.8, <i>Hazards and</i>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including:</p> <p>a. requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport, to have such information included in the State of California Final Subdivision Public Report.</p> <p>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)</p>	<p><i>Hazardous Materials</i>, of the EIR, the following regulation imposed by the Riverside County ALUC on the proposed Project would ensure the Project’s consistency with N.19.3: The “Notice of Airport in Vicinity,” included in the November 12, 2015 County of Riverside ALUC Staff Report, shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice. It should be noted that the Project site is located outside of the 60 CNEL range from aircraft noise and is not subject to substantial noise from operations at the March Air Reserve Base. As such, the Project is not required to record a Declaration and Notification of Aircraft Noise, per part B of N 19.3.</p>
2016 GP	N 19.3	<p>Condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including:</p> <p>a. requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport, to have such information included in the State of California Final Subdivision Public Report.</p> <p>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</p>	<p>Consistent. As detailed in Subsection 4.8, <i>Hazards and Hazardous Materials</i>, of the EIR, the following regulation imposed by the Riverside County ALUC on the proposed Project would ensure the Project’s consistency with N.19.3: The “Notice of Airport in Vicinity,” included in the November 12, 2015 County of Riverside ALUC Staff Report, shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice. It should be noted that the Project site is located outside of the 60 CNEL range from aircraft noise and is not subject to substantial noise from operations at the March Air Reserve Base. As such, the Project is not required to record a Declaration and Notification of Aircraft Noise, per part B of N 19.3.</p>

**Table 1: General Plan Consistency Analysis**

<b>GENERAL PLAN</b>	<b>POLICY #</b>	<b>POLICY</b>	<b>PROJECT CONSISTENCY</b>
		or is subject to routine aircraft overflight. (AI 109)	
2003 GP	N 18.5	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 CEQA compliance process will provide public disclosure of the Project's noise impacts during construction and operation.
2016 GP	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 CEQA compliance process will provide public disclosure of the Project's noise impacts during construction and operation.
<b>AIR QUALITY ELEMENT</b>			
<b>Sensitive Receptors</b>			
2003 GP 2016 GP	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. As detailed in EIR Subsection 4.3, <i>Air Quality</i> , the Project proposes to develop the property with two business park warehouse buildings which would not contain sensitive receptors or land uses that would be considered point source emitters; therefore, no impact would occur. The Project's impacts to off-site sensitive receptors would be less than significant.
2003 GP 2016 GP	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. The Project proposes two business park warehouse buildings that would not be a substantial source of stationary pollutants or emissions. Section 3.0, <i>Project Description</i> , of the EIR includes Conceptual Landscape Plans for both buildings, which depict the trees and vegetation on-site that would trap particulate matter.
<b>Mobile Pollution Sources</b>			
2003 GP 2016 GP	AQ 3.1	Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.	Consistent. As detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with several regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of air pollutant emissions. Additionally, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County's Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1. Implementation of Mitigation Measure MM 4.7-1 allows for the developer/permit holder to determine which of the CAP's list of emission-reducing features will be applied in each of the buildings, thereby allowing the developer/permit holder to select those that are most economical and appropriate for the buildings. At minimum, the developer/permit holder is required to

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			achieve a minimum of 100 points per the CAP’s Emissions Screening Tables.
2003 GP 2016 GP	AQ 3.2	Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.	Consistent. Per Mitigation Measure MM 4.3-7 in the Project’s EIR, carpooling opportunities, and public transportation information shall be advertised to employees of the building occupants. Also, as detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with numerous regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of air pollutant emissions. Additionally, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1.
2003 GP 2016 GP	AQ 3.3	Encourage large employers and commercial/industrial complexes to create Transportation Management Associations. (AI 115)	Consistent. Per Mitigation Measure MM 4.3-7 in the Project’s EIR, carpooling opportunities, and public transportation information shall be advertised to employees of the building tenant. Also, as detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with numerous regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of air pollutant emissions. Additionally, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1.
2003 GP	AQ 3.4	Encourage employee rideshare and transit incentives for employers with more than 25 employees at a single location.	Consistent. As detailed in the EIR, the proposed Project is expected to create approximately 1,081 new, recurring jobs Per Mitigation Measure MM 4.3-7 in the Project’s EIR, carpooling opportunities, and public transportation information shall be advertised to employees of the building tenant. In addition, as detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with several regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of air pollutant emissions. Additionally, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1.
2016 GP	AQ 3.4	Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.	Consistent. As detailed in the EIR, the proposed Project is expected to create approximately 1,081 new, recurring jobs Per Mitigation Measure MM 4.3-7 in the Project’s EIR, carpooling opportunities, and public transportation information shall be advertised to employees of the building

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			tenant. In addition, as detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with several regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of air pollutant emissions. Additionally, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1.
<b>Stationary Pollution Sources</b>			
2003 GP 2016 GP	AQ 4.1	Require the use of all feasible building materials/methods which reduce emissions.	Consistent. The Project is required to comply with the California Building Standards Code, which requires the use of appropriate building materials. Also, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1. Implementation of Mitigation Measure MM 4.7-1 allows for the developer/permit holder to determine which of the CAP’s list of emission-reducing features will be applied in each of the building; several options pertain to building materials. At minimum, the developer/permit holder is required to achieve a minimum of 100 points per the CAP’s Emissions Screening Tables.
2003 GP 2016 GP	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 is required to comply with the California Building Standards Code, which requires the use of appropriate appliances. Also, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1. Implementation of Mitigation Measure MM 4.7-1 allows for the developer/permit holder to determine which of the CAP’s list of emission-reducing features will be applied in each of the building; several options pertain to appliances. At minimum, the developer/permit holder is required to achieve a minimum of 100 points per the CAP’s Emissions Screening Tables.
2003 GP 2016 GP	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 detailed in Subsection 4.3, <i>Air Quality</i> , of the EIR, the Project is required to comply with several regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-8 pertaining to the reduction of pollutants/emissions. Additionally, per Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the Project is required to comply with Mitigation Measure MM 4.7-1. However, even after the application of feasible mitigation measures, the Project’s VOCs and NOx daily operational emissions

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			would exceed the SCAQMD’s significance thresholds. Emissions of NOx are primarily a result of mobile source emissions (i.e., vehicles traveling to and from the Project site), which are regulated by state and federal emissions and fuel use standards, and beyond the direct control of the Project Applicant and/or future users of the Project site’s buildings.
2003 GP 2016 GP	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. As disclosed in EIR Subsection 4.3, <i>Air Quality</i> , the Project is required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403 “Fugitive Dust.”
<b>Energy Efficiency and Conservation</b>			
2003 GP 2016 GP	AQ 5.1	Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	Consistent. As detailed in Subsection 4.16, <i>Utilities and Service Systems</i> , of the EIR the Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant. More specifically, the Project would be mandated to comply with Assembly Bill 939, which established a 50 percent waste reduction requirement for cities and counties by the year 2000.
2003 GP 2016 GP	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. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required MM 4.7-1, the Project would be fully compliant with the County’s CAP.
<b>Business Development</b>			
2003 GP 2016 GP	AQ 7.1	Provide incentives to encourage new firms to locate within the County and existing firms to expand operations. (AI 18)	Consistent. The Project proposes development of business park warehouse buildings and thus, the Project in and of itself complies with AQ 7.1 for firms to locate within the County.
2003 GP 2016 GP	AQ 7.2	Work with SCAQMD and MDAQMD to develop a means to encourage the location of new commercial and industrial development in those localities where jobs are most needed. (AI 18)	Consistent. One of the Project’s objectives is to make efficient use of property in Mead Valley by maximizing its buildout potential for employment-generating uses. Another Project objective is to attract new employment-generating businesses along the I-215 corridor thereby growing the economy and providing a more equal jobs-housing balance in the Riverside County/Inland Empire area that will reduce the need for members of the

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			<p>local workforce to commute outside the area for employment. As detailed in EIR Subsection 5.3, <i>Growth-Inducing Impacts of the Proposed Project</i>, in unincorporated areas of western Riverside County, like the Project area, there is only 0.66 jobs per household, which represents a severe shortage of jobs. Thus, the Project would comply with AQ 7.2 by providing jobs in an area of the County in which there is a current severe jobs shortage.</p>
<b>Jobs-to-Housing Ratio</b>			
2003 GP 2016 GP	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)	<p>Consistent. One of the Project objectives is to attract new employment-generating businesses along the I-215 corridor thereby growing the economy and providing a more equal jobs-housing balance in the Riverside County/Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment. As detailed in EIR Subsection 5.3, <i>Growth-Inducing Impacts of the Proposed Project</i>, in unincorporated areas of western Riverside County, like the Project area, there is only 0.66 jobs per household, which represents a severe shortage of jobs. The Project includes Mitigation Measure MM 4.3-7, which states that carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Thus, the Project would comply with AQ 8.2 by providing jobs in an area of the County in which there is a current severe jobs shortage and by promoting reductions in vehicle miles traveled via Mitigation Measure MM 4.3-7.</p>
2003 GP 2016 GP	AQ 8.6	Encourage employment centers in close proximity to residential uses. (AI 14)	<p>Consistent. To the south of the Project site are scattered, rural residences. To the east of the Project site are several scattered single-family residences. The City of Moreno Valley, City of Perris, and City of Riverside are all located in proximity of the Project site which contain concentrations of residential uses. Thus, the proposed Project is in proximity to existing residential uses.</p>
2003 GP 2016 GP	AQ 8.8	Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)	<p>Consistent. One of the Project objectives is to develop business park warehouse buildings offering loading bays that can be used as part of the Southern California goods movement network. As detailed in Subsection 4.7, <i>Greenhouse Gas Emissions</i>, The Project proposes the construction and operation of two high cube warehouse buildings. High cube warehouse buildings typically accommodate users that are part of the Southern California supply chain (goods movement network), which facilitates the efficient movement of goods from arrival points in the U.S. (such as the ports of LA/Long Beach) to end</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			<p>consumers. Without the efficient movement of goods from ports of entry, to warehouses (such as the proposed Project) where sorting and packing occur, and then to stores and end consumers, increased levels of GHG emissions have the potential to occur from inefficiencies in the movement system (longer vehicular trips and more frequent trips to move goods from their port of entry to end-consumers). Thus, the Project would become part of the goods movement network, providing efficient movement of goods.</p>
2003 GP 2016 GP	AQ 8.9	Promote land use patterns that promote alternative modes of travel. (AI 26)	<p>Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. The “Perris Valley Line,” a 24-mile extension of the Metrolink commuter rail service from Downtown Riverside to Perris, runs along the west side of I-215. The nearest station to the Project site (Moreno Valley/March Field Station,) is located approximately 3.8 miles north of the Project site. In addition, per Mitigation Measure MM 4.3-7 in the Project’s EIR, carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Thus, the Project would comply with AQ 8.9 because it is in the vicinity of a Metrolink station and because the Project would advertise carpooling opportunities and public transportation information as well as provide a 14-foot wide trail easement.</p>
<b>Transportation System Management Improvements</b>			
<b>Control Measures</b>			
2003 GP 2016 GP	AQ 17.6	Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.	<p>Consistent. The Project is required to comply with the California Building Standards Code, which requires the use of appropriate building materials. Also, per EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i>, the Project is required to comply with Riverside County’s Climate Action Plan (CAP), and compliance would be assured by Mitigation Measure MM 4.7-1. Implementation of Mitigation Measure MM 4.7-1 allows for the developer/permit holder to determine which of the CAP’s list of emission-reducing features will be applied in each of the building; several options pertain to building materials. At minimum, the developer/permit holder is required to achieve a minimum of 100 points per the CAP’s Emissions Screening Tables.</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
2003 GP 2016 GP	AQ 17.9	Encourage the installation and use of electric service units at truck stops and distribution centers for heating and cooling truck cabs, and particularly for powering refrigeration trucks in lieu of idling of engines for power. (AI 120)	Consistent. The proposed business park warehouse buildings are not designed to accommodate an occupant that requires cold storage (i.e., refrigeration); therefore, the Project is consistent with AQ 17.9.
2003 GP 2016 GP	AQ 17.10	Promote and encourage the use of natural gas and electric vehicles in distribution centers. (AI 146, 147)	Consistent. Regulatory Requirement 8 (RR-8) in EIR Subsection 4.3, <i>Air Quality</i> , states that The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for charging stations. Thus, the Project would comply with AQ 17.10.
<b>Development of Riverside County Climate Action Plan (CAP)</b>			
2016 GP	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 detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required MM 4.7-1, the Project would be fully compliant with the County's CAP.
<b>General Plan Policies and Climate Action Plan</b>			
2016 GP	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 of Measures established herein such that the implementation of the CAP accomplishes the greenhouse gas reduction targets. (AI 146)	Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required MM 4.7-1, the Project would be fully compliant with the County's CAP.
2016 GP	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	Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>Implementation Measures found the County’s CAP; or</p> <p>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.</p>	<p>of required MM 4.7-1, the Project would be fully compliant with the County’s CAP.</p>
2016 GP	AQ 19.4	<p>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)</p>	<p>Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i>, the proposed Project’s GHG emissions have been calculated, and the Project would be consistent with the County’s Climate Action Plan (CAP). Measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required MM 4.7-1, the Project would be fully compliant with the County’s CAP.</p>
<b>GHG Emission Reduction Focus Areas</b>			
2016 GP	AQ 20.6	<p>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.</p>	<p>Consistent. The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for charging stations.</p>
2016 GP	AQ 20.10	<p>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)</p>	<p>Consistent. The Project has been designed with solar orientation in mind because both buildings are oriented north to south. Additionally, as detailed on the conceptual landscape plans for both buildings, all parking areas excluding drive aisles shall receive a minimum 50 percent shading using an assortment of trees.</p>
2016 GP	AQ 20.11	<p>Increase energy efficiency of the new developments through efficient use of</p>	<p>Consistent. The Project is required to comply with the California Building Standards Code, which requires energy</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment. (AI 147)	efficient design. Also, as detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed are feasible; energy efficient mechanical systems are available options. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required Mitigation Measure MM 4.7-1, the Project would be fully compliant with the County’s CAP.
2016 GP	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. The EIR addresses water use and wastewater generation for the Project. Refer to EIR Subsection 4.16, <i>Utilities and Service Systems</i> , where water use and wastewater generation rates are located. The Project is required to comply with Riverside County Ordinance No. 859, which is known as the Water Efficient Landscape Requirements Ordinance. Ordinance No. 859 mandates requirements for ensuring efficient landscapes in new development.
2016 GP	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. The Project is required to comply with Riverside County Ordinance No. 859, which is known as the Water Efficient Landscape Requirements Ordinance. Ordinance No. 859 mandates requirements for ensuring efficient landscapes in new development and reduced water waste in existing landscapes. The Eastern Municipal Water District does not have non-potable water infrastructure in the vicinity of the Project site.
2016 GP	AQ 20.15	Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , on-site runoff would be collected with a combination of storm drain inlets and trench drains and would be discharged into the proposed on-site bioretention/detention basins.
2016 GP	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	Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required Mitigation Measure MM 4.7-1, the Project would be fully compliant with the County’s CAP.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		emissions down to the CAP Reduction Target. (AI 147)	
2016 GP	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 detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required Mitigation Measure MM 4.7-1, the Project would be fully compliant with the County’s CAP.
2016 GP	AQ 24.1	<p>The County shall implement programs and requirements to achieve the following Objectives related to reducing greenhouse gas emissions achieved through improving energy efficiency and increasing energy conservation (AI 146):</p> <p>a. Require new development (residential, commercial and industrial) to reduce energy consumption through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. Passive solar design addressed the innate heating and cooling effects achieved through building design, such as selective use of deep eaves for shading, operable windows for cross-ventilation, reflective surfaces for heat reduction and expanses of brick for thermal mass (passive radiant heating).</p> <p>b. Require new development (residential, commercial and industrial) to design energy efficiency into the project through efficient use of utilities (water, electricity, natural gas) and infrastructure design.</p>	Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i> , the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required Mitigation Measure MM 4.7-1, the Project would be fully compliant with the County’s CAP.

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>c. Require new development (residential, commercial, and industrial) to reduce energy consumption through use of energy efficient mechanical systems and equipment.</p> <p>d. Establish or support programs to assist in the energy-efficient retrofitting of older affordable housing units.</p> <p>e. Actively seek out existing or develop new programs to achieve energy efficiency for existing structures, particularly residential units built prior to 1978 when Title 24 energy efficiency requirements went into effect.</p> <p>f. Balance additional upfront costs for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.</p>	
2016 GP	AQ 24.2	<p>For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.</p>	<p>Consistent. As detailed in EIR Subsection 4.7, <i>Greenhouse Gas Emissions</i>, the specific Climate Action Plan (CAP) measures specified by Mitigation Measure MM 4.7-1 would achieve the required 100 points, and all measures listed in MM 4.7-1 are feasible. Compliance with the CAP requirements to achieve 100 points would be required prior to issuance of any building permits. With implementation of required Mitigation Measure MM 4.7-1, the Project would be fully compliant with the County’s CAP.</p>
2016 GP	AQ 25.1	<p>The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions through water conservation (AI 146):</p> <p>a. Reduce water use in both new and existing housing, commercial and</p>	<p>Consistent. The EIR addresses water use and wastewater generation for the Project. Refer to EIR Subsection 4.16, <i>Utilities and Service Systems</i>, where water use and wastewater generation rates are located. In addition, the Project is required to comply with Riverside County Ordinance No. 859, which is known as the Water Efficient Landscape Requirements Ordinance. Ordinance No. 859 mandates requirements for ensuring efficient landscapes in</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		<p>industrial uses.</p> <p>b. Reduce wastewater generation in both new and existing housing, commercial and industrial uses.</p> <p>c. Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance No. 859.</p> <p>d. Increase use of non-potable water where appropriate, such as for landscaping and agricultural uses.</p> <p>e. Encourage increased efficiency of water use for agricultural activities.</p> <p>f. Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.</p>	<p>new development.</p>
<b>HEALTHY COMMUNITIES ELEMENT</b>			
2016 GP	HC 2.1	<p>Encourage a built environment that promotes physical activity and access to healthy foods while reducing driving and pollution by: (AI 137)</p> <p>a. Promoting the use of survey tools such as Health Impact Assessments, Development Application Health Checklist, or other tools the County of Riverside deems effective to evaluate the impacts of development on public health.</p> <p>b. Directing new growth to existing, urbanized areas while reducing new growth in undeveloped areas of Riverside County.</p>	<p>Consistent. A large industrial warehouse building is located at the northwest corner of the Harvill Avenue / Oleander Road intersection. As such, industrial development currently exists in the Project vicinity. The EIR for the Project addresses air quality, including a health risk assessment (EIR <i>Technical Appendix B2, Mobile Source Health Risk Assessment</i>). The Project's impacts to human health were determined through quantitative analysis to be less than significant.</p>
2016 GP	HC 6.4	<p>Ensure that regional trail plans are implemented at the Area Plan and Specific Plan level.</p>	<p>Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site's frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail</p>

**Table 1: General Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage.
2016 GP	HC 6.5	Promote job growth within Riverside County to reduce the substantial out-of-county job commutes that exist today.	Consistent. One of the Project objectives is to attract new employment-generating businesses along the I-215 corridor thereby growing the economy and providing a more equal jobs-housing balance in the Riverside County/Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment. As detailed in EIR Subsection 5.3, <i>Growth-Inducing Impacts of the Proposed Project</i> , in unincorporated areas of western Riverside County, like the Project area, there is only 0.66 jobs per household, which represents a severe shortage of jobs. The Project includes Mitigation Measure MM 4.3-7, which states that carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Thus, the Project would comply with HC 6.5 by promoting job growth within Riverside County.
2016 GP	HC 9.4	Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	Consistent. As part of the proposed Project, new artificial lighting features (e.g., pole mounted lights, building mounted lights, street lights) would be installed on the property to illuminate the Building D Site and Building E, providing lighting for wayfinding and safety. Except for passenger car parking areas, the Project’s interior areas would be fenced and all trucks would be required to pass through a security check gate.
2016 GP	HC 14.2	When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	Consistent. The EIR for the Project addresses air quality, including a health risk assessment ( <i>EIR Technical Appendix B2, Mobile Source Health Risk Assessment</i> ). The Project’s impacts to human health were determined through quantitative analysis to be less than significant.

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
<b>OVERLAYS AND POLICY AREAS</b>			
<b>March Joint Air Reserve Base Airport Influence Area</b>			
2003 GP	MVAP 2.1	To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable	Consistent. The proposed Project is consistent with MVAP Policy 2.1 because it would comply with the ALUCP requirements of the March Joint Air Reserve Base as outlined in EIR Subsections 4.8, <i>Hazards and Hazardous Materials</i> , 4.11, <i>Noise</i> , and 4.15, <i>Transportation</i> .

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.	
2016 GP	MVAP 2.1	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 proposed Project is consistent with MVAP Policy 2.1 because it would comply with the ALUCP requirements of the March Joint Air Reserve Base as outlined in EIR Subsections 4.8, <i>Hazards and Hazardous Materials</i> , 4.11, <i>Noise</i> , and 4.15, <i>Transportation</i> .
<b>Local Land Use – Local Land Use Policies</b>			
<b>Community Centers Overlay</b>			
<b>Industrial Development</b>			
2016 GP	MVAP 6.1	In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EIR would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area.	Consistent. The proposed Project is not the first warehouse distribution building in this area. Existing buildings are located to the north, east, and southeast of the Project site. Nonetheless, the proposed Project is consistent with MVAP Policy 6.1 because an EIR has been prepared for the Project that addresses air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area as outlined in EIR Subsections 4.2, <i>Air Quality</i> , 4.7, <i>Greenhouse Gas Emissions</i> , Subsection 4.11, <i>Noise</i> , and 4.15. <i>Transportation</i> .
2016 GP	MVAP 6.2	A minimum 50 foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is	Consistent. The proposed Project is consistent with MVAP Policy 6.2 because it complies with the required setbacks.

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.	
<b>Third and Fifth Supervisorial District Design Standards and Guidelines</b>			
2003 GP	MVAP 6.1	Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.	Consistent. The proposed Project incorporates design elements such as landscaping, landscaped slopes, walls, and architectural features such that development proposed on the Building D and Building E Sites would be aesthetically pleasing. Additionally, one of the Project’s objectives is develop structures that have architectural design and operational characteristics that complement other new developments in the immediate vicinity. Thus, the Project would comply with MVAP 6.1.
2016 GP	MVAP 7.1	Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.	Consistent. The proposed Project incorporates design elements such as landscaping, landscaped slopes, walls, and architectural features such that development proposed on the Building D and Building E Sites would be aesthetically pleasing. Additionally, one of the Project’s objectives is develop structures that have architectural design and operational characteristics that complement other new developments in the immediate vicinity. Thus, the Project would comply with MVAP 7.1.
<b>Mount Palomar Nighttime Lighting</b>			
2003 GP	MVAP 7.1	Adhere to the lighting requirements specified in County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.	Consistent. The Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area. The Project is consistent with MVAP Policy 7.1 because it would comply with Riverside County Ordinance No. 655 which would ensure that the Project does not interfere with the nighttime use of the Mt. Palomar Observatory.
2016 GP	MVAP 8.1	Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may	Consistent. The Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area. The Project is consistent with MVAP Policy 8.1 because it would comply with Riverside County Ordinance

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		interfere with the operations of the Mount Palomar Observatory.	No. 655 which would ensure that the Project does not interfere with the nighttime use of the Mt. Palomar Observatory.
<b>CIRCULATION</b>			
<b>Local Circulation Policies</b>			
2003 GP	MVAP 8.1	Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications and Standards section in the General Plan Circulation Element.	Consistent. The proposed Project is consistent with MVAP Policy 8.1 because the Project would make frontage improvements to Oleander Avenue and Ellsworth Street in accordance with the Functional Classifications section of the General Plan Circulation Element.
2016 GP	MVAP 9.1	Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.	Consistent. The proposed Project is consistent with MVAP Policy 9.1 because the Project would make frontage improvements to Oleander Avenue and Ellsworth Street in accordance with the Functional Classifications section of the General Plan Circulation Element.
2003 GP	MVAP 8.2	Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.	Consistent. The proposed Project is consistent with MVAP Policy 8.2 because mitigation measures, standard conditions, and project design features are identified in the Project's EIR Subsection 4.15, <i>Transportation</i> , to mitigate traffic impacts would be implemented by the Project. The Project Applicant would pay development impact fees and participate in fair share funding programs to mitigate the Project's direct and cumulative impacts to the local roadway network. The EIR recognizes that several of the needed transportation improvements are either funded by existing mitigation funding programs (including TUMF) with no timetable for construction (meaning the necessary improvements may not be in place when the Project becomes operational and starts to contribute traffic to the facilities), or the improvements are not included in any existing mitigation funding program (therefore, there is no mechanism currently available for development projects to contribute toward the construction of needed improvements, and thus no assurance that the improvements would be implemented). Accordingly, impacts to several intersections are concluded to be significant and unavoidable.
2016 GP	MVAP	Maintain Riverside County's	Consistent. The proposed Project is consistent

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
	9.2	roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.	with MVAP Policy 9.2 because mitigation measures, standard conditions, and project design features are identified in the Project’s EIR Subsection 4.15, <i>Transportation</i> , to mitigate traffic impacts would be implemented by the Project. The Project Applicant would pay development impact fees and participate in fair share funding programs to mitigate the Project’s direct and cumulative impacts to the local roadway network. The EIR recognizes that several of the needed transportation improvements are either funded by existing mitigation funding programs (including TUMF) with no timetable for construction (meaning the necessary improvements may not be in place when the Project becomes operational and starts to contribute traffic to the facilities), or the improvements are not included in any existing mitigation funding program (therefore, there is no mechanism currently available for development projects to contribute toward the construction of needed improvements, and thus no assurance that the improvements would be implemented). Accordingly, impacts to several intersections are concluded to be significant and unavoidable.
<b>Trails and Bikeway System</b>			
2003 GP	MVAP 10.1	Maintain and improve the trails and bikeways system to reflect Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails Section of the General Plan Circulation Element.	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site’s frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site’s frontage. A 5-foot sidewalk would be provided in an 18-foot wide parkway on the west side of Ellsworth Street along the Building E Site’s frontage; a trail easement is not required on the west side of Ellsworth Street. The Project is thus consistent with County plans to provide for community trail segments along Oleander Avenue and Ellsworth Street. Because the Project’s design is consistent with the Riverside General Plan’s trails and bikeway system as outlined in EIR Subsection 4.15, <i>Transportation</i> , the proposed Project is consistent with MVAP Policy 10.1.

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GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
2016 GP	MVAP 11.1	Maintain and improve the trails and bikeways system to reflect Figure 9, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.	Consistent. The proposed Tentative Parcel Maps for the Building D Site and the Building E Site designate a 14-foot wide trail easement paralleling Oleander Avenue along the Project site's frontage. Similarly, the proposed Building D Site Tentative Parcel Map designates a 14-foot wide trail easement paralleling the east side of Ellsworth Street along the Building D Site's frontage. A 5-foot sidewalk would be provided in an 18-foot wide parkway on the west side of Ellsworth Street along the Building E Site's frontage; a trail easement is not required on the west side of Ellsworth Street. The Project is thus consistent with County plans to provide for community trail segments along Oleander Avenue and Ellsworth Street. Because the Project's design is consistent with the Riverside General Plan's trails and bikeway system as outlined in EIR Subsection 4.15, <i>Transportation</i> , the proposed Project is consistent with MVAP Policy 11.1.
<b>MULTIPURPOSE OPEN SPACE</b>			
<b>Watersheds, Floodplains, and Watercourses</b>			
2003 GP	MVAP 14.1	Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to the Watershed Management Section of the Multipurpose Open Space Element.	Consistent. As outlined in EIR Subsections 4.4, <i>Biological Resources</i> and 4.9, <i>Hydrology and Water Quality</i> , the proposed Project would detain and filter storm water runoff before it is discharged from the Project site; thus, the Project is consistent with MVAP Policy 14.1. The Santa Ana River watershed, its tributaries, and surrounding habitats would not be adversely affected.
2016 GP	MVAP 15.1	Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element.	Consistent. As outlined in EIR Subsections 4.4, <i>Biological Resources</i> and 4.9, <i>Hydrology and Water Quality</i> , the proposed Project would detain and filter storm water runoff before it is discharged from the Project site; thus, the Project is consistent with MVAP Policy 15.1. The Santa Ana River watershed, its tributaries, and surrounding habitats would not be adversely affected.
<b>Key Biological Issues</b>			
2016 GP	MVAP 17.6	Protect sensitive biological resources in Mead Valley Area Plan	Consistent. As outlined in EIR Subsection 4.4, <i>Biological Resources</i> , the proposed Project is

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
		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 with MVAP Policy 17.6 because the Project would implement mitigation that represents a biologically equivalent or superior preservation alternative to avoidance of MSHCP riparian/riverine resources. The Project Applicant would pay an in-lieu mitigation fee which would result in the restoration and preservation of an equivalent acreage of habitat with higher values in comparison to the drainage features impacted by the Project.
<b>HAZARDS</b>			
<b>Local Hazards Policies</b>			
2013 GP	MVAP 17.1	Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.	Consistent. The proposed Project is consistent with MVAP Policy 17.1 because the Project's proposed water quality/detention basins along with outlet discharge control would mitigate peak runoff flows to below pre-development conditions and protect the Project site and reduce the risk of flooding at downstream properties during a 100-year storm event. In addition, the Project site is not located within a 100-year flood hazard area and alterations to the drainage characteristics (i.e., flow rate) of the Building D Site and the Building E Site would not result in substantial changes in absorption rates or the amount of surface runoff.
2016 GP	MVAP 18.1	Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.	Consistent. The proposed Project is consistent with MVAP Policy 18.1 because the Project's proposed water quality/detention basins along with outlet discharge control would mitigate peak runoff flows to below pre-development conditions and protect the Project site and reduce the risk of flooding at downstream properties during a 100-year storm event. In addition, the Project site is not located within a 100-year flood hazard area and alterations to the drainage characteristics (i.e., flow rate) of the Building D Site and the Building E Site would not result in substantial changes in absorption rates or the amount of surface runoff.
2003 GP	MVAP 17.2	Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County.	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the Project site is not located in a flood prone area.
2016 GP	MVAP 18.2	Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County.	Consistent. As analyzed in EIR Subsection 4.9, <i>Hydrology and Water Quality</i> , the Project site is not located in a flood prone area.

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
2003 GP	MVAP 17.3	Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.	Consistent. The proposed Project's application materials and the hydrology information appended to the EIR ( <i>Technical Appendix H</i> ) have been reviewed by the Riverside County Flood Control and Water Conservation District.
2016 GP	MVAP 18.3	Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.	Consistent. The proposed Project's application materials and the hydrology information appended to the EIR ( <i>Technical Appendix H</i> ) have been reviewed by the Riverside County Flood Control and Water Conservation District.
2003 GP	MVAP 18.1	Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.	<p>Consistent. According to the Moreno Valley Area Plan (MVAP) and Riverside County GIS, the Building D Site and Building E Site are not located in an area that is susceptible to wildfire hazards. The Building D Site and the Building E Site and surrounding areas contain relatively little topographic relief and a paucity of flammable vegetation, due largely to the presence of development and/or routine weed abatement to preclude fire hazards. Furthermore, the nearest wildland region where land is substantially undeveloped with flammable vegetation is located approximately 4.0 miles to the southwest and is separated by intervening development.</p> <p>Therefore, the proposed Project is consistent with MVAP Policy 18.1 because the Project site is not located in an area susceptible to wildfire hazards and because the proposed Project would be required to comply with the State of California Building Code as adopted and implemented by Riverside County.</p>
2016 GP	MVAP 19.1	Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.	<p>Consistent. According to the Moreno Valley Area Plan (MVAP) and Riverside County GIS, the Building D Site and Building E Site are not located in an area that is susceptible to wildfire hazards. The Building D Site and the Building E Site and surrounding areas contain relatively little topographic relief and a paucity of flammable vegetation, due largely to the presence of development and/or routine weed abatement to preclude fire hazards. Furthermore, the nearest wildland region where land is substantially</p>

**Table 2: Mead Valley Area Plan Consistency Analysis**

GENERAL PLAN	POLICY #	POLICY	PROJECT CONSISTENCY
			<p>undeveloped with flammable vegetation is located approximately 4.0 miles to the southwest and is separated by intervening development.</p> <p>Therefore, the proposed Project is consistent with MVAP Policy 19.1 because the Project site is not located in an area susceptible to wildfire hazards and because the proposed Project would be required to comply with the State of California Building Code as adopted and implemented by Riverside County.</p>
2003 GP	MVAP 19.1	Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.	Consistent. The proposed Project is consistent with MVAP Policy 19.1 because the Project would adhere to the Seismic Hazards section of the General Plan Safety Element and development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. In addition, the proposed Project is consistent with MVAP Policy 20.1 because mandatory compliance with local and state regulatory requirements related to building construction would ensure that Building D and Building E are developed as required to attenuate the seismic risk to people or structures to less-than-significant levels.
2016 GP	MVAP 20.1	Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.	Consistent. The proposed Project is consistent with MVAP Policy 20.1 because the Project would adhere to the Seismic Hazards section of the General Plan Safety Element and development on the Project site would not expose people or structures to substantial adverse seismic risks. The Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or potentially active faults on the Site or trending toward the Site; therefore, the Site is not subject to risk of fault rupture. In addition, the proposed Project is consistent with MVAP Policy 20.1 because mandatory compliance with local and state regulatory requirements related to building construction would ensure that Building D and Building E are developed as required to attenuate

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<b>GENERAL PLAN</b>	<b>POLICY #</b>	<b>POLICY</b>	<b>PROJECT CONSISTENCY</b>
			the seismic risk to people or structures to less-than-significant levels.