

Appendix 5.11

Land Use Policy Analysis



Appendix 5.11A



County of Los Angeles General Plan
Consistency Analysis
Eyestone Environmental
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APPENDIX 5.11A

COUNTY OF LOS ANGELES GENERAL PLAN CONSISTENCY ANALYSIS

General Plan Policies	Analysis of Project Consistency
General Policies	
Policy 1. Eradicate discrimination in housing, jobs and income, education, recreation, and other facets of living; and guarantee full and equal opportunity in order to promote individual and group development.	Consistent. The Project includes a range of residential housing types, sizes, and styles to serve the needs of a growing and increasingly diverse population within the County of Los Angeles (County) and the region. The proposed office and commercial retail development, as well as the school and park, would generate a range of permanent and part-time positions. Both Project housing and employment would be available to all qualified candidates.
Policy 2. Improve employment and education opportunities for minorities and the disadvantaged through affirmative action programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 3. Maximize individual and family self-support and reduce the need for institutional treatment of needy, disabled, and handicapped people by providing adequate facilities and services in the community.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 4. Encourage cultural and social diversity and the preservation of the cultural heritage of Los Angeles County.	Consistent. The Project would support cultural and social diversity and preservation of the County's cultural heritage. For example, as discussed in Section 5.5 , Cultural and Paleontological Resources, of this Draft EIR, in 2007 the Project Applicant and the Fernandeño Tataviam Band of Mission Indians (Tataviam) entered into an agreement (Tataviam Agreement) which, among other things: (a) provides funding to the Tataviam for use in the development of Tataviam cultural enrichment programs; (b) conveys to the Tataviam ownership of one (1) acre of land located within the Newhall Ranch Specific Plan area for the construction of an interpretive cultural center; and (c) requires the Project Applicant to retain the Tataviam for all monitoring activities associated with grading and development of Newhall projects.
Policy 5. Encourage the maintenance and enhancement of cultural values and the ethnic variety of communities.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
<p>Policy 6. Accept and plan for a level and rate of population and economic growth consistent with improved environmental quality and the availability of air, water and energy resources.</p>	<p>Consistent. The Project would support this policy. As discussed in Section 5.14, Population, Housing, and Employment, of this Draft EIR, within the unincorporated County, Project buildout would represent approximately 0.43 percent of the total forecasted population in 2024 and approximately 4.51 percent of population growth between 2014 and 2024. The Project would also make up 1.58 percent of the total residential population in the Santa Clarita Valley (Valley) in 2024, or 9.81 percent of projected growth from 2014 to 2024. As such, the Project's population would fall within the forecasts for these geographies, and the Project would not cause growth (i.e., new population) that exceeds projected/planned levels for the Project buildout year.</p>
<p>Policy 7. Promote a reversal of the trend toward population losses in older urban areas.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy 8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.</p>	<p>Consistent. The Project is designed to accommodate some of the regional growth projected by the Southern California Association of Governments (SCAG) while implementing sustainability principles, including an appropriate mix of land uses, access to transit, the preservation of natural areas, water and energy conservation, and incorporation of green building techniques. Moreover, as discussed in Section 5.11, Land Use, of this Draft EIR, the proposed uses are consistent with the land use designations set forth for the Project Site in the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan). Additionally, the Project's utility systems would connect to existing service systems (i.e., water, wastewater, electricity, natural gas, and solid waste) in the area, which have adequate capacity to meet Project demand. For further discussion, please refer to Section 5.21, Utilities and Service Systems—Water Supply and Service; Section 5.22, Utilities and Service Systems—Wastewater Disposal; Section 5.23, Utilities and Service Systems—Energy; and Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR.</p>
<p>Policy 9. Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.</p>	<p>Consistent. The Project has been designed to respect natural resources and features on-site through the preservation of natural open space areas, incorporation of bank stabilization along certain slopes to reduce erosion potential, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel. The Project includes 101.7 acres in designated open space lots, as well as a 27.2-acre preserve for the San Fernando Valley spineflower (Spineflower Preserve), all of which would remain in their</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	<p>natural condition. Additional open space in the form of natural drainage courses, roadway medians, landscaped parkways adjacent to on-site roadways, and the proposed park and recreation centers would bring the total open space area on-site to 153 acres.</p> <p>The Project Site is not located within the Federal Emergency Management Agency's (FEMA) 100-year floodplain or the County's floodway. The Project Site also is not located within an active fault zone.</p> <p>The County of Los Angeles General Plan (General Plan) Special Management Areas Policy Map designates much of the Project Site as Hillside Management, defined as property with natural slopes of 25 percent or greater. However, Project grading would generally follow the natural topographic trends on-site, with development pads at higher elevations in the southern portion of the site and lower elevations to the north. The Project grading plan calls for the removal or partial removal of all former landslides on-site, the removal of all surficial slope failures, and the removal or re-grading of the existing cut slopes associated with past petroleum activities. In addition, areas with natural slopes are anticipated to remain following Project completion, particularly throughout the southern portion of the Project Site. With compliance with all applicable regulatory requirements, implementation of the proposed Project design features (PDFs), and adherence to all engineering recommendations, including grading plan specifications, Project impacts related to grading, hillsides, and landslides would be less than significant. For further discussion, please refer to Section 5.6, Geology and Soils, of this Draft EIR.</p> <p>As the Project Site is located within a Very High Fire Hazard Severity Zone, a fuel modification plan would be implemented to create distinct fuel modification zones that provide for appropriate setbacks, landscaping, irrigation, and vegetation thinning so as to create adequate defensible space around all potentially combustible structures. With compliance with all relevant regulatory requirements and implementation of the proposed PDFs, Project impacts with respect to fire protection would be less than significant. For further discussion, please refer to Section 5.15, Public Services—Fire Protection, of this Draft EIR.</p>
<p>Policy 10. Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone and prime agricultural lands.</p>	<p>Consistent. See discussion of General Policy 9, above, regarding the Project's protection of natural resources and natural features on-site. As discussed in Section 5.1, Aesthetics, Views, and Light and Glare, of this Draft EIR, although many of the natural features to be removed as</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	part of the Project influence the existing natural character of the Project Site, none are considered unique. Accordingly, their removal would not represent the loss of significant visual resources. Additionally, the Project Site is not located within a significant ecological area (SEA) or within the coastal zone. With respect to prime agricultural lands, as discussed in Section 5.2 , Agricultural and Forest Resources, of this Draft EIR, Project mitigation would ensure the conservation of no less than 6.2 acres of Project-impacted Prime Farmland either in a stand-alone 6.2-acre conservation easement or as part of a greater 138-acre conservation easement area, thus reducing agricultural impacts to a less-than-significant level.
Policy 11. Protect cultural heritage resources.	Consistent. There are no above-ground historic resources within the Project Site. Additionally, the Project Site has a low sensitivity for archaeological resources. However, as discussed in Section 5.5 , Cultural and Paleontological Resources, of this Draft EIR, there is a high potential to adversely impact significant paleontological resources that may be present within the boundaries of the Project Site, and the Fernandeño Tataviam Band of Mission Indians have indicated the Project has the potential to disturb culturally sensitive deposits, including human remains. With implementation of the Project's identified mitigation measures, the Project's impacts on cultural heritage resources, including both cultural and paleontological resources, would be less than significant.
Policy 12. Conserve energy to ensure adequate supplies for future use.	Consistent. See discussion of General Policy 8, above. The Project includes numerous features to ensure future energy conservation, such as energy efficient lighting and solar energy elements (see PDF ES 5.23-1 in Section 5.23 , Utilities and Service Systems—Energy, and PDFs ES 5.7-1 through ES 5.7-3 and PDF ES 5.7-8, detailed in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR). With implementation of applicable regulatory compliance measures and PDFs, impacts with regard to energy would be less than significant.
Policy 13. Conserve the available supply of water and protect water quality.	Consistent. With respect to water supply, as detailed in Section 5.21 , Utilities and Service Systems—Water Supply and Service, of this Draft EIR, the Project would incorporate design features to reduce water demand, including compliance with applicable provisions of the California Green Building Standards Code (CALGreen Code (CCR Title 24) and the County's Green Building Standards Code (County Code Title 31), such as the provision of water-efficient plumbing fixtures. The Project also includes a recycled water system for irrigation purposes. Additionally, at least 75 percent of the Project's landscaped area would contain plants from the Los

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	<p>Angeles County Drought-Tolerant Plant List, in accordance with the County's drought-tolerant landscaping requirements. With respect to water quality, as discussed in Section 5.10, Hydrology and Water Quality—Water Quality, of this Draft EIR, implementation of the Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP), and compliance with low impact development (LID) requirements would reduce the discharge of potential pollutants from stormwater runoff to the maximum extent practicable during the construction and operation phases of the Project. Moreover, the Project includes a comprehensive series of drainage, flood control, and water quality improvements designed to meet or exceed the ongoing National Pollutant Discharge Elimination System (NPDES) permit requirements.</p>
<p>Policy 14. Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.</p>	<p>Consistent. The Project incorporates sustainability principles, including an appropriate mix of land uses, job generation, design principles to reduce vehicle miles traveled and commuting distances, access to transit, the provision of open space and recreational amenities, trail connectivity, the preservation of natural areas, water and energy conservation, efficient interior climate control, and the incorporation of green building techniques. By combining proposed residential, commercial (retail/office), school, and park uses on-site, the Project would serve to reduce longer distance vehicle trips and thus vehicle miles travelled, thereby contributing to a comparative reduction in vehicular emissions. The Project also includes numerous features, including walking trails and transit improvements, to promote pedestrian connectivity and further reduce both vehicle miles traveled and air pollution. Additionally, the Project includes energy efficient measures, as discussed above for General Policy 12. With respect to transportation planning, the Project would develop new uses in proximity to Interstate 5 (I-5) and State Route 126 (SR-126), thus facilitating access and mobility and improving the productivity of the transportation system.</p>
<p>Policy 15. Promote more effective recycling and reuse of resources, especially those that are nonrenewable.</p>	<p>Consistent. As discussed in Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR, during Project construction, the Project Applicant would establish a Solid Waste Diversion Program requiring 65 percent waste diversion, in compliance with the County Code. As to Project operation, the Project Applicant would initially establish a Solid Waste Diversion Program requiring 50 percent waste diversion, in compliance with the California Integrated Waste Management Act of 1989; in addition, once Assembly Bill (AB) 341's recycling goal becomes effective in 2020, the Project Applicant would require that</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	75 percent of solid waste generated be source reduced, recycled, or composted. Furthermore, in the multi-family, commercial, and institutional (i.e., school and park) areas within the Project Site, the Project Applicant would provide accessible and convenient areas for collecting and loading recyclable materials in compliance with the County's recycling collection ordinance. All of these measures would reduce the Project's solid waste generation during construction and operation, and promote recycling.
<p>Policy 16. Stress the development of community parks particularly in areas of the greatest deficiency, and take advantage of opportunities to preserve large natural and scenic areas.</p>	<p>Consistent. The Project includes a 5.6-acre public neighborhood park and two private recreational centers within 2.9 acres. The public neighborhood park would include a number of amenities, such as picnic facilities, children's play areas, a basketball court, a multi-purpose field, internal park walkways, etc. Separate smaller recreation areas would be located throughout the multi-family Planning Areas within VTTM 53295. These may contain facilities for passive uses or active uses such as tot lots, play courts, and/or pools. Please also see discussion of General Policies 9 and 10, above, regarding natural/open space and scenic areas.</p>
<p>Policy 17. Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.</p>	<p>Consistent. See discussion of General Policy 8, above. The proposed layout of Project development presents a logical transition in land use type and intensity, with the majority of commercial uses located in the northern portion of VTTM 53295, adjacent to Six Flags Magic Mountain theme park (Six Flags Magic Mountain); multi-family and park/institutional uses in the central portion of the site; and single-family residential uses as well as an open space corridor in the southern portion, adjacent to the existing Westridge community.</p>
<p>Policy 18. Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems.</p>	<p>Consistent. See discussion of General Policies 8 and 14, above.</p>
<p>Policy 19. Revitalize declining portions of existing urban development, with particular attention to deteriorated industrial and low income residential areas.</p>	<p>Not Applicable. This policy does not apply to the Project as the Project Site does not contain existing urban development.</p>
<p>Policy 20. Maintain and conserve sound existing development.</p>	<p>Not Applicable. This policy does not apply to the Project as the Project Site does not contain existing development.</p>
<p>Policy 21. Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project Site is a largely vacant property surrounded by existing, approved, and proposed urban development.</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
<p>Policy 22. Ensure that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs (economic, social and environmental) that it generates.</p>	<p>Consistent. While the General Plan's General Development Policy Map designates a portion of the Project Site as Urban Expansion, the Project Site is now completely surrounded by existing or approved urban development. Accordingly, the recently updated Area Plan, adopted in 2012, designates the Project Site for urban land use. Likewise, the updated Draft General Plan, currently still in draft form, reflects urban land use designations for the Project Site. Nonetheless, although this policy applies most directly to jurisdictional responsibilities, the Project would support it. As discussed throughout this analysis, the Project would be developed in a manner consistent with stated plan policies. Additionally, the Project Applicant would pay for the marginal public costs generated by the Project, for example, through the payment of the appropriate Fire Facility Fee, Law Enforcement Facilities Fee, and Library Facilities Mitigation Fee. In addition, the Project Applicant has agreements with the local school districts and County Department of Parks and Recreation to fund and construct appropriate school and park facilities.</p>
<p>Policy 23. Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.</p>	<p>Consistent. The currently adopted 1980 General Plan designates much of the Project Site as non-urban and hillside management land. However, the Santa Clarita Valley has changed dramatically since 1980; in particular, the Project Site is now completely surrounded by existing, approved, and proposed urban development. Accordingly, the recently updated Area Plan (discussed in Table 2 of this Appendix 5.11), adopted in 2012, designates the majority of the Project Site as H5—Residential 5, which is an urban land use category. The updated Draft General Plan, currently still in draft form, likewise reflects urban land use designations for the Project Site. Accordingly, it is no longer accurate to describe the existing Project vicinity as a non-urban area or as providing a rural life style. Additionally, while the Project would necessitate the expansion of utilities and other public service systems, significant unmitigable impacts associated with Project development would be limited, and the Project would not subject people and property to serious hazards, as addressed in the environmental impact analysis sections throughout this Draft EIR.</p>
<p>Policy 24. Focus intensive urban uses in an interdependent system of activity centers located to effectively provide services throughout the urban area and supported by adequate public transportation facilities.</p>	<p>Consistent. See discussion of General Policies 14 and 17, above. The Project would create a mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities. The Project layout, and in particular the on-site circulation network, would be integrated with the existing Westridge</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	community to the south, the approved, but unbuilt, Mission Village community to the immediate west, and the proposed Entrada North development to the north. Additionally, transit would be promoted and would include on-site bus stops (future bus transit routes are anticipated to be extended along Magic Mountain Parkway in the Project area by Santa Clarita Transit as part of a comprehensive Valley-wide transit system; on-site bus stop locations will be determined in consultation with Santa Clarita Transit), as discussed further in Section 5.20 , Transportation/Traffic, of this Draft EIR.
Policy 25. Foster community identity and improve environmental quality by the compatible interrelation of a system of centers, major transportation facilities and open space areas.	Consistent. See discussion of General Policies 9, 14, 17, and 24, above. As discussed, the Project Site would be physically integrated with surrounding communities. In addition, as discussed in Section 5.11 , Land Use, of this Draft EIR, the Project's design would generally reflect the character of some of the more recently developed communities in the surrounding area, such as Westridge, and would be compatible with the proposed design and character of future development within the Specific Plan communities to the west and Legacy Village to the southwest.
Policy 26. Promote the recognition and orderly development of the regional core and linear activity areas.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in the regional core or linear activity areas.
Policy 27. Maintain and reinforce the multifocused pattern of regional linear activity areas and centers.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in the regional core or linear activity areas.
Policy 28. Encourage the development of regional multipurpose centers that provide a diversity of public and private services to the communities they serve.	Consistent. See discussion of General Policies 14 and 24, above. Please also see discussion of General Policy 16, above, regarding the public and private park/recreational amenities proposed as part of the Project.
Policy 29. Encourage the development of ethnic community theme centers that would preserve and enhance cultural diversity.	Not Applicable. This policy applies to jurisdictional responsibilities. However, see discussion of General Policy 4, above.
Policy 30. Give priority to the development and enhancement of regional centers located in, or near, high priority revitalization and heavy maintenance areas.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in a regional center, as shown on the General Plan Urban Form Policy Map.
Policy 31. Encourage the location of employment opportunities in regional centers and in the regional core and linear activity areas.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in a regional center, the regional core, or linear activity areas, as shown on the General Plan Urban Form Policy Map.
Policy 32. Encourage the location of medium and high density housing in close proximity to	Consistent. The Project would provide needed housing, including single-family and multi-family units, within an infill site that is adjacent to existing, approved, and

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
regional multipurpose centers.	planned development, infrastructure, urban services, transportation corridors, transit facilities, entertainment facilities, and major employment centers.
Policy 33. Emphasize the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment.	Consistent. See discussion of General Policy 32, above. The Project includes a range of market rate residential housing types, sizes, and styles to serve the needs of a growing and increasingly diverse population within the County and the region. Additionally, the Project Site is located near various employment centers, including the Valencia Commerce Center, one of the largest employment centers in the Santa Clarita Valley.
Policy 34. Promote the development of an improved public transportation system to link regional centers.	Consistent. While the Project would promote the expansion of public transportation in the Project area, as discussed above in response to General Policy 24, the Project is not located in a regional center, as shown on the General Plan Urban Form Policy Map. As such, this policy does not apply to the Project.
Policy 35. Promote the development of community transit systems that would link residential areas to service and job centers, and serve as a feeder system to the public transportation system.	Consistent. See discussion of General Policy 24, above. Although the Project would not include community transit, the Project would not preclude the establishment of such a system to service on-site residents and/or employees.
Policy 36. Promote the development of internal circulation systems in multipurpose centers.	Consistent. The Project would include an on-site circulation network and additional off-site transportation improvements (as mitigation) to facilitate mobility and access within the Project vicinity. Additionally, the Project includes a network of bike lanes and multi-use trails as well as transit stops as part of its internal circulation system. See discussion of General Policy 24, above.
Policy 37. Promote the preservation and enhancement of landmarks, sites, and areas of cultural, historical, archaeological and urban design significance.	Consistent. See discussion of General Policy 11, above.
Policy 38. Protect and enhance the visual uniqueness of natural edges and encourage superior design of major entryways.	Consistent. See discussion of General Policies 9, 10, and 25, above. As discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR, the Project Applicant would implement Design Guidelines that address issues such as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. Furthermore, the intersection of Magic Mountain Parkway and The Old Road would serve as the Project Site's main entrance and a gateway to the Project and the Specific Plan communities to the west.
Policy 39. Emphasize the preservation, conservation, and maintenance of stable	Not Applicable. This policy does not apply to the Project as the Project Site is not located in an existing residential

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
residential areas.	area, nor would it physically divide or interfere with any nearby residential areas.
Policy 40. Promote the rehabilitation and revitalization of deteriorating neighborhoods.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in an existing, developed neighborhood.
Policy 41. Encourage the provision of adequate rental housing.	Consistent. See discussion of General Policy 33, above. Rental housing would be provided within the proposed multi-family residential areas.
Policy 42. Foster rehabilitation rather than replacement of housing units wherever economically feasible and consistent with neighborhood plans.	Not Applicable. This policy does not apply to the Project as the Project Site does not include existing residential units.
Policy 43. Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned, moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).	Consistent. See discussion of General Policies 32 and 33, above. The Project would provide a total of 339 single-family detached units as well as 1,235 multi-family units (condominium units). Examples of the latter include condominium (attached and detached), duplex, triplex, townhome and condominium/apartment style buildings.
Policy 44. Preserve sound residential areas and protect them from intrusion of incompatible uses.	Not Applicable. This policy does not apply to the Project as the Project Site would not physically divide or interfere with any nearby residential areas.
Policy 45. Increase the availability of low and moderate income housing and encourage its distribution throughout the urban area.	Consistent. See discussion of General Policies 33 and 43, above. Market rate housing at various income levels is proposed.
Policy 46. Promote open and free choice of housing for all.	Consistent. See discussion of General Policies 33 and 43, above.
Policy 47. Promote the provision of an adequate supply of housing by location, type and price.	Consistent. See discussion of General Policies 33 and 43, above.
Policy 48. Emphasize development of an improved public transportation system that will support urban revitalization.	Consistent. Although the Project Site is not located in an existing developed area, see discussion of General Policy 24, above, regarding the extension of public transportation on-site, which would support the development of the Project area.
Policy 49. Upgrade the existing road system in a manner consistent with the policies and strategies of the plan for resource protection and urban development.	Consistent. See discussion of General Policies 24 and 36, above. The proposed on-site circulation network and additional off-site transportation improvements (as mitigation) would improve connections within the local and regional roadway networks, thus complementing ongoing transportation investments in the area.
Policy 50. Support the development of a transportation system that will made [sic] a positive contribution to the improvement of air	Consistent. The Project would support implementation of this policy. In addition to the proposed on-site circulation system, the Project includes a transportation demand management (TDM) program detailed in PDF ES 5.7-4

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
quality.	through PDF ES 5.7-6 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, which includes measures to encourage carpooling, ride-matching, bike facilities, and telecommuting. Implementation of these measures would serve to reduce the Project's air quality emissions by discouraging single-occupancy vehicle trips.
Policy 51. Promote the completion of gaps or missing segments in partially completed freeways.	Not Applicable. This policy does not apply to the Project as the Project does not involve freeway development. In addition, the Project Site is not located near, and would not impact, any partially completed freeways.
Policy 52. Provide for more efficient multimodal use of the current freeway system.	Not Applicable. This policy does not apply to the Project as the Project does not involve freeway development. Furthermore, this policy applies most directly to Caltrans' jurisdictional responsibilities.
Policy 53. Encourage the development and improvement of community level transit systems.	Consistent. See discussion of General Policies 24 and 35, above.
Policy 54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.	Consistent. The Project includes the development of utility and public service infrastructure that would tie into existing systems in the area. In particular, the proposed potable water, reclaimed water, wastewater, electricity, and natural gas systems would connect to existing systems in the immediate vicinity.
Policy 55. Give priority to upgrading existing facilities and services in areas needing or undergoing revitalization or lacking adequate facilities.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in an area needing or undergoing revitalization.
Policy 56. Extend new urban facilities and services only where new urban development is planned and permitted.	Consistent. Based on the urban land use designations set forth in the recently adopted Area Plan, urban development is both permitted and anticipated within the Project Site. New facilities and services included as part of the Project include a public elementary school, a public park, and various utility and infrastructure systems, including an internal circulation system. These systems would connect to existing infrastructure in the Project area.
Policy 57. Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. As discussed in Section 5.16 , Public Services—Sheriff Protection, of this Draft EIR, the Project includes appropriate security features as well as an emergency response plan. Additionally, the Project includes a 5.6-acre public neighborhood park and a new public elementary school on-site.
Policy 58. Maintain high quality emergency response services.	Consistent. While this policy applies to jurisdictional responsibilities, as discussed in Section 5.15 , Fire Protection, and Section 5.16 , Public Services—Sheriff

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Protection, of this Draft EIR, emergency response times to the Project Site are anticipated to meet applicable response time standards.
Policy 59. Promote the development and use of new and improved water and waste management technology.	Consistent. The Project includes a reclaimed water system that would connect to Valencia Water Company's existing system in the vicinity. Additionally, the Project Applicant would implement waste diversion programs during Project construction and operation in accordance with applicable regulatory requirements.
Policy 60. Encourage a strong, diversified economy that will provide business opportunities, an adequate number of jobs for this county's labor force and an improved standard of living.	Consistent. Approximately 2,679 on-site jobs are anticipated to be created by the Project. The Project includes neighborhood-oriented, mixed-use development, including approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail uses, which would allow for the provision of diverse future employment opportunities resulting in an improved standard of living.
Policy 61. Promote improved economic and employment opportunities for youth, ethnic/racial minorities, women, the handicapped and the elderly.	Consistent. Approximately 2,679 on-site jobs are anticipated to be created by the Project. These employment opportunities would be available to all qualified applicants.
Policy 62. Encourage improvements in job skills to enhance opportunities for the underemployed.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The proposed office and commercial retail development, as well as the school and park, would generate a range of permanent and part-time employment positions, which indirectly would encourage improvements in job skills.
Policy 63. Encourage the retention of jobs and investments in older urban areas and prevent losses to other counties, regions, and states.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located in an older urban area.
Policy 64. Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience.	Consistent. See discussion of General Policies 14 and 60, above. Additionally, the Project Site is located near existing and planned residential communities as well as Valencia Commerce Center, one of the largest employment centers in the Santa Clarita Valley.
Policy 65. Improve communication between government and citizens by soliciting greater citizen involvement in public affairs, and by increasing the sensitivity and responsiveness of government to citizen needs and values.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 66. Promote an equitable distribution of the costs and benefits of governmental actions.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 67. Improve the effectiveness of intergovernmental coordination.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
<p>Policy 68. Maximize the coordination of public and private activities for social, economic and environmental improvements.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project represents the culmination of years of coordination between the Project Applicant, the County, and other public agencies to create a development that includes appropriate and beneficial social, economic, and environmental improvements.</p>
<p>Policy 69. Encourage the annexation of small urban unincorporated islands that lie within cities' spheres of influence.</p>	<p>Not Applicable. The Project Site is not located in the City of Santa Clarita's (City) sphere of influence.</p>
<p align="center">Area Development Priorities for the Santa Clarita Valley</p>	
<p>Priority 63. Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.</p> <p>Priority 64. Encourage the development of a new regional center in Valencia.</p> <p>Priority 65. Maintain the non-urban character of the remainder of the Santa Clarita Valley.</p> <p>Priority 66. Maintain non-urban hillside areas in open space and low density non-urban uses.</p>	<p>Consistent/Not Applicable. The Area Development Priorities within the General Plan's General Goals and Policies chapter are intended to apply the general policies (such as those listed above) to the various planning areas within the County. However, given the date of the General Plan (1980), to a large extent these priorities reflect outdated planning conditions within the Valley. For example, a new regional center has since been developed in Valencia, and much of the non-urban character of the Valley has since become urbanized. In particular, the Project Site is now completely surrounded by existing, approved, or proposed urban development. Accordingly, the recently updated Area Plan, adopted in 2012, designates the majority of the Project Site for urban land use. The updated Draft General Plan, currently still in draft form, likewise reflects urban land use designations for the Project Site.</p> <p>Nonetheless, the Project would provide needed housing and supporting commercial uses within an urbanizing infill site that is adjacent to existing, approved, and planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers in the surrounding community. The proposed development would be compatible in terms of land use, scale, and general design with surrounding development, including the existing Westridge community to the south, existing commercial and recreational uses in the City of Santa Clarita to the east, the approved Mission Village community to the west, and Six Flags Magic Mountain across from proposed commercial uses to the north. Additionally, substantial open space would be maintained on-site (see discussion of General Policy 9, above).</p>
<p align="center">Conservation and Open Space Element</p>	
<p>Policy 1. Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, car pooling and improved</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
public transportation.	50, above.
Policy 2. Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.	Consistent. See discussion of General Policies 8 and 12, above.
Policy 3. Promote the use of solar energy to the maximum extent possible.	Consistent. See discussion of General Policy 12, above.
Policy 4. Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.	Consistent. See discussion of General Policy 13, above. Although the amount of impervious surface area would increase on-site, the Project would meet or surpass the requirements of Public Works and all applicable NPDES permits by providing drainage, flood control, and water quality improvements such as storm drains, debris basins, water quality facilities, and inlet and outlet structures. As discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, and Section 5.10 , Hydrology and Water Quality—Water Quality, of this Draft EIR, hydrology and water quality impacts would be less than significant.
Policy 5. Encourage the maintenance, management and improvement of the quality of imported domestic water, ground water supplies, natural runoff and ocean water.	Consistent. As evaluated in Section 5.10 , Hydrology and Water Quality—Water Quality, of this Draft EIR, the Project's water quality impacts would be less than significant.
Policy 6. Preserve significant agricultural resource areas and encourage the expansion of agricultural activities into under-utilized lands such as utility rights-of-way and flood prone areas.	Consistent. See discussion of General Policy 10, above. A large on-site utility right-of-way and the adjacent Spineflower Preserve are proposed to be retained as natural open space.
Policy 7. Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.	Not Applicable. The Project Site is not located in an SEA or habitat management area.
Policy 8. Protect the quality of the coastal environment. Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles.	Not Applicable. The Project Site is not located in the coastal zone.
Policy 9. Preserve and restore marine resources emphasizing the shore and near shore zone, especially lagoons and salt water marshes.	Not Applicable. The Project Site is not located in the coastal zone.
Policy 10. Support an offshore marine sanctuary from the Mexico border to Ventura County, extending fifty miles seaward.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located in the coastal zone.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
<p>Policy 11. Cooperate with the U.S. Forest Service in developing a comprehensive management program for the National Forests which will maintain high-quality watershed, protect against natural hazards, provide recreational opportunities, and protect fish and wildlife habitats and designated wilderness areas. Encourage public acquisition of private inholdings in the Forests.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site does not include any private inholdings within any National Forest.</p>
<p>Policy 12. Protect watershed, streams, and riparian vegetation to minimize water pollution, soil erosion and sedimentation, maintain natural habitats, and aid in ground water recharge.</p>	<p>Consistent. See discussion of General Policies 9 and 13 and Conservation and Open Space Policy 4, above.</p>
<p>Policy 13. Encourage open-space easements and dedications as a means of meeting scenic, recreational and conservation needs.</p>	<p>Consistent. While the Project would not include an open space easement, the open space lots would be required to be dedicated to the homeowners' association(s), the County, or another acceptable agency. See discussion of General Policy 9, above.</p>
<p>Policy 14. Encourage maintenance of fisheries through improved commercial and sport fishing practices, habitat improvement programs, and research on fish propagation.</p>	<p>Not Applicable. The Project Site does not include any fishery or other fishing uses.</p>
<p>Policy 15. Protect and conserve existing mineral resources, evaluate the extent and value of additional deposits, and require future reclamation of depleted sites.</p>	<p>Consistent. While the Project Site is located entirely within an MRZ-3 zone, indicating that mineral deposits are expected to occur but their extent is unknown, the Project Site does not include any active mineral extraction operations, and all of the former oil and gas wells on-site have been abandoned pursuant to applicable standards. Ongoing oil and gas extraction activities within the surrounding area and potential future extraction from beneath the site would not be hindered by Project development. As such, Project implementation would not result in the loss of availability of a known mineral resource of value, nor would it result in the loss of availability of a locally-important mineral resource recovery site.</p>
<p>Policy 16. Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.</p>	<p>Consistent. See discussion of General Policies 9 and 10, above, regarding the Project's protection of, as well as impacts to, natural features on-site. As discussed in Section 5.1, Aesthetics, Views, and Light and Glare, of this Draft EIR, a number of visual resources are located in the Project vicinity, such as the Santa Clara River (River), rolling hillsides, distant ridgelines, and native vegetation. While the Project Site includes features such as hillsides and oak trees, little of the site's interior is visible from off-site public vantages. Although many of the natural features to be removed on-site influence the existing natural character of the Project Site, none are considered</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	unique. Accordingly, their removal would not represent the loss of significant visual resources. Additionally, no designated scenic highways exist in the immediate Project vicinity. As evaluated, view impacts would be less than significant. Although aesthetic impacts would be considered significant based on the anticipated change in the Project Site's visual quality/character, the practical effect of this impact would be limited given the restricted visibility of the site, surrounding urban development, and Project consistency with the proposed zoning and existing Area Plan land use designations for the site.
Policy 17. Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.	Consistent. See discussion of General Policy 11, above.
Policy 18. Encourage public use of cultural heritage sites consistent with the protection of these resources.	Not Applicable. The Project Site does not include a cultural heritage site.
Policy 19. Promote public awareness of cultural resources.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support the preservation of cultural heritage in the County. See discussion of General Policy 4, above.
Policy 20. Encourage private owners to protect cultural heritage resources.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support the preservation of cultural heritage in the County. See discussion of General Policy 4, above.
Policy 21. Restrict urban development in areas subject to seismic and geologic hazards.	Consistent. As discussed in Section 5.6 , Geology and Soils, of this Draft EIR, the Project Site does not contain any known active faults and is not within an Alquist-Priolo Earthquake Fault Zone. Nonetheless, as with any new development in the State of California, Project building design and construction would be required to conform to the current seismic design provisions of the California Building Code. Additionally, in accordance with the Seismic Hazards Mapping Act, a liquefaction investigation would be conducted prior to issuance of a building permit for those portions of the Project Site that are in a liquefaction hazard zone, with appropriate mitigation measures implemented as necessary.
Policy 22. Restrict urban development in flood prone areas, and thus avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion, and siltation of streambeds that would limit the uses of streams and waterbodies for recreation and other beneficial water-related uses.	Consistent. The Project Site is not located within FEMA's 100-year floodplain or the County's floodway, and none of the proposed development would be placed within the County's 50-year capital floodplain; therefore, development would not be subject to flood hazards. With respect to runoff, relevant Project Best Management Practices (BMPs) include site design, source control, LID, and treatment control BMPs in compliance with the

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Municipal Separate Storm Sewer System (MS4) Permit and SUSMP requirements. The LID BMPs would provide substantial runoff volume reduction via infiltration and evapotranspiration and, therefore, would provide hydromodification source control, as well as stormwater treatment. Additionally, as required by state and County standards, the Project's drainage system would ensure that post-development peak flow rates would not exceed pre-development peak, burned/bulked flow rates. Please also see the discussion of General Policies 9 and 13, above.
Policy 23. Encourage the multiple use of flood prone areas for recreation, agriculture, ground water recharge and wildlife habitat.	Consistent. While the General Plan's Special Management Areas Policy Map designates the northernmost portion of the Project Site (i.e., drainage infrastructure improvements adjacent to the River) as a Flood Prone Area, the Project Site is not located within FEMA's 100-year floodplain or the County's floodway. Further, the drainage and water quality infrastructure proposed in this area would not require flood protection. The land immediately surrounding the proposed infrastructure could continue to be used for ground water recharge and/or wildlife habitat.
Policy 24. Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.	Consistent. See discussion of General Policies 9 and 13, as well as Conservation and Open Space Policy 22, above.
Policy 25. Discourage isolated development in wildland fire hazard areas and develop stricter brush clearance ordinances to protect existing structures.	Consistent. As discussed in response to General Policy 9, a fuel modification plan would be implemented to ensure the safety of all structures and occupants in accordance with Fire Code requirements. More specifically, the fuel modification plan would create distinct fuel modification zones that provide for appropriate setbacks, landscaping, irrigation, and vegetation thinning so as to create adequate defensible space around all potentially combustible structures. In any event, Project development would not be considered isolated, as the Project Site is surrounded by existing and proposed/ approved urban development.
Policy 26. Actively participate in the planning for acquisition and development of the Santa Monica Mountains National Recreation Area. Strongly encourage Congress to maintain a funding level adequate to meet the objectives of the National Recreation Area legislation.	Not Applicable. The Project Site is not located in the Santa Monica Mountains National Recreation Area.
Policy 27. Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural	Consistent. See discussion of General Policy 9, above, regarding proposed open space and the protection of natural resource areas on-site. Also see discussion of General Policy 16, above, regarding proposed park and

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
resources.	recreation amenities.
Policy 28. Develop local parks in urban areas as part of urban revitalization projects, wherever possible.	Consistent. While the Project Site is not located in an urban revitalization area, the Project includes a 5.6-acre public neighborhood park.
Policy 29. Encourage improved public transportation to recreation sites.	Consistent. See discussion of General Policy 24, above, regarding the extension of public transportation on-site, where a 5.6-acre public park would be located.
Policy 30. Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.	Consistent. In support of the Complete Streets Act of 2008 (AB 1358), the Project would include an extensive network of bike lanes and multi-use trails linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. Bike and multi-use trails within the Project Site would also connect to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south. Please also see the discussion of General Policy 14, above.
Policy 31. Encourage safe conversion of sanitary landfills for recreation use when no longer needed for waste disposal.	Not Applicable. This policy does not apply to the Project as the Project Site is not located within, nor includes, a sanitary landfill.
Policy 32. Support the provision of appropriate areas for off-road recreational vehicles, so as to reduce their impact on environmentally sensitive areas.	Not Applicable. This policy does not apply to the Project as the Project Site would be developed with urban uses. Off-road recreational vehicle use is not contemplated.
Policy 33. Support improved public access to coastal recreation areas, including the Channel Islands, consistent with protecting marine and land environments.	Not Applicable. The Project Site is not located in the coastal zone.
Policy 34. Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.	Consistent. The Project includes a comprehensive landscape plan to enhance the existing natural features in the Project vicinity. In accordance with the County's drought-tolerant landscaping requirements (County Code Title 31), at least 75 percent of the Project's landscaped area would contain plants from the Los Angeles County Drought-Tolerant Plant List. In addition, native trees, including oak trees, would be planted and enhanced with complementary native vegetation. Landscaping would be integrated into the design of Project structures and would include grass/turf yards, small plants and shrubs, street trees, and landscaped parkways and medians.
Policy 35. Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.	Consistent. Although some oak trees would be removed, an estimated 37 regulation-size oak trees, including four heritage oaks, would be preserved (11 would be encroached upon during construction), and up to 158 new oak trees of 15-gallon size would be planted per the County's Oak Tree Ordinance and current County

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	practices. Additionally, the Project's conceptual landscaping plan includes numerous street trees, lot frontage trees, and large box gateway trees. For further discussion, please refer to Section 5.4 , Biological Resources, of this Draft EIR.
Economic Development Element	
Policy 1. Increase incentives for on-the-job training with appropriate controls, particularly in the private sector, by seeking legislative changes to allow greater local flexibility in the administration of training funds; improve the management and coordination of training and placement programs so as to ensure that individuals are trained for jobs that are available. Encourage active recruitment for pre-employment training and on-the-job training, with an emphasis on reaching minorities and women.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 2. Enforce affirmative action programs and eliminate job discrimination on the basis of race, age, sex and ethnic origin.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 1, above.
Policy 3. Promote improved public transportation service between major job centers and areas of transit dependency and high unemployment.	Consistent. Although the Project does not directly involve the development of public transportation, the Project includes an on-site circulation network and would promote public transit through the provision of on-site bus stops. Future bus transit routes are anticipated to be extended along Magic Mountain Parkway in the Project area by Santa Clarita Transit as part of a comprehensive Valley-wide transit system; on-site bus stop locations will be determined in consultation with Santa Clarita Transit. See Section 5.20 , Transportation/Traffic, of this Draft EIR for further discussion.
Policy 4. Improve the dissemination of information on job opportunities and employer requirements, especially to individuals most in need of work.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 1, above.
Policy 5. Improve information on labor force characteristics (supply) and job availability (demand) at both the County and community levels in order to increase the effectiveness of job training and placement programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 6. Prepare a Human Resources Element to the General Plan that will deal with such issues as priorities for public assistance to the unemployed, and will relate land use and economic planning in order to adequately utilize	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
our human resources.	
<p>Policy 7. Identify the kinds of firms that are most likely to provide stable employment and rising incomes for County residents and that will also conserve land and protect environmental resources. Give special consideration to retaining and attracting industries that show the most favorable combination of such characteristics.</p>	<p>Consistent. Although this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project would support policies to provide stable employment and rising income through the approximately 2,679 on-site jobs anticipated to be created. The proposed office and commercial retail development, as well as the school and park, would generate a range of permanent and part-time positions. In addition, by combining proposed residential, commercial (retail/office), school, and park uses on-site, the Project would serve to reduce vehicle trips and thus vehicle miles travelled, thereby contributing to a reduction in air pollutant emissions and the protection of environmental resources.</p>
<p>Policy 8. Support efforts to provide assistance to small businesses, particularly minority owned. Help disseminate information on the availability of such assistance to its potential beneficiaries.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy 9. Support the revitalization and rehabilitation of deteriorating industrial, commercial, and office centers. Prepare and periodically update an Industrial and Commercial Revitalization Program, and adopt policies and measures necessary for its implementation.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located in a deteriorating industrial, commercial, or office center.</p>
<p>Policy 10. Encourage more intensive use of industrial land by revising parking and building coverage requirements, as appropriate, seeking to attract more land-efficient firms, and identifying opportunities for the establishment of selected types of businesses, such as “cottage-type” industries, in residential areas; support efforts to create industrial parks and districts, and to provide necessary infrastructure and public services, where not inconsistent with the retention of industry in older job centers.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy 11. Collect adequate information on the future land and space requirements of industry, and on the supply, suitability and rate of absorption of such land and space, and make it available to firms which may be considering locating or expanding in Los Angeles County.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy 12. Seek alternatives to creating new regulatory agencies, particularly single-purpose regional entities, through more effective local action.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 13. Streamline administrative procedures for granting development approvals and permits and establish time limits for decisions.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 14. Periodically review and update regulations, ordinances, codes and standards and strive to minimize their impact on development costs, delays and uncertainty, and the unnecessary consumption of scarce land resources.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 15. Employ cost/benefit techniques in formulating codes and standards to achieve a reasonable relationship between costs, risk, and benefits.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 16. Support the repeal of taxes that discourage commerce and industry from locating in California and Los Angeles County, such as the unitary provisions of the State Franchise Tax.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 17. Improve financial reporting practices of the County and support such improvements in state and other local jurisdictions so as to maintain credibility with investors and ensure access to credit markets; work for modifications in legislative and budget practices which will improve the financial stability of local government.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 18. Establish procedures to enable the County to use cost/benefit/revenue studies, or other appropriate methods, to evaluate new developments on a community-wide level in order to ensure that the benefits of new development exceed its costs and risks.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 19. Support efforts to promote Los Angeles County and all its cities nationally and internationally as an area with an improved business climate and exceptional advantages for commerce and industry. Particular emphasis should be place on promoting tourism and international trade and on attracting new firms and private investment to the County.	Consistent. See discussion of Economic Development Policy 7, above.
Policy 20. Support the creation of foreign trade zones to improve the attractiveness of Los Angeles as a location for industries engaged in the storage and processing of world trade commodities.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 21. Work closely with existing commercial and industrial firms to maintain a high level of satisfaction with their location in the County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 22. Support and work for the elimination of disincentives for business and industry, and develop special economic development programs to encourage commerce and industry to locate in Los Angeles County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 23. Support and work closely with local jurisdictions, other counties, and organizations in Southern California concerned with economic development in order to minimize harmful inter-jurisdictional competition and duplication of effort.	Consistent. While this policy applies most directly on a jurisdictional level rather than a project level, the Project Applicant has and continues to work with various County departments with respect to the Project, in addition to other agencies, including but not limited to, the City of Santa Clarita, Valencia Water Company, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, County Sanitation Districts of Los Angeles County, and Southern California Association of Governments.
Policy 24. Encourage industries that utilize energy most efficiently or that manufacture products that contribute to the efficient use of energy, including renewable energy sources, to locate or remain in the County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 25. Provide flexibility in locating small scale, labor intensive industries that do not place large demands on non-renewable energy sources.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 26. Provide incentives to encourage the reuse of waste heat from manufacturing processes for further industrial purposes (e.g., space heating).	Not Applicable. This policy applies to jurisdictional responsibilities.
Housing Element	
Goal 1. A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.	Consistent. While this goal applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policies 1 and 43, above.
Policy 1.1. Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 1.2. Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.	Consistent. While this policy applies most directly on a jurisdictional level rather than a project level, the Project would nonetheless support it. See discussion of General Policies 33 and 43, above.
Policy 1.3. Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.	Consistent. While this policy applies most directly on a jurisdictional level rather than a project level, the Project would nonetheless support it. See discussion of General Policies 33 and 43, above. As previously discussed, the Project includes a variety of market rate housing types for different income levels.
Policy 1.4. Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.	Consistent. This policy applies most directly to jurisdictional responsibilities. Nonetheless, the Project includes a variety of market rate housing types for different income levels.
Policy 1.5. Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to state housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2. Sustainable communities with access to employment opportunities, community facilities and services, and amenities.	Consistent. See discussion of General Policies 32, 33, and 43, above.
Policy 2.1. Support the development of housing for low and moderate income households and those with special needs near employment and transit.	Consistent. See discussion of General Policies 32, 33, and 43, above. The Project includes a variety of market rate housing types for different income levels.
Policy 2.2. Encourage mixed use developments along major commercial and transportation corridors.	Consistent. See discussion of General Policies 24 and 32, above.
Goal 3. A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.	Consistent. See discussion of General Policies 1 and 43, above. Project includes a variety of market rate housing types for different income levels.
Policy 3.1. Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.	Consistent. See discussion of General Policies 32, 33, and 43, above. The Project includes a variety of market rate housing types for different income levels.
Policy 3.2. Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.	Consistent. See discussion of General Policies 12 and 14, above.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Goal 4. A housing delivery system that provides assistance to low and moderate income households and those with special needs.	Not Applicable. This goal applies to jurisdictional responsibilities.
Policy 4.1. Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 5. Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.	Consistent. While this goal does not directly apply to the Project since the Project Site does not contain existing housing requiring upgrades, the Project would nonetheless support it. The Project includes Design Guidelines, as discussed relative to General Policy 38, above. Additionally, following Project development, much of the Project Site would be maintained by a homeowners' association(s) to ensure proper upkeep.
Policy 5.1. Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.	Consistent. While this policy does not directly apply to the Project since the Project Site does not contain existing urban development requiring preservation, the Project would nonetheless support it. See discussion of Housing Goal 5, above. Additionally, the Project includes a comprehensive landscape plan; see discussion of Conservation and Open Space Policy 34, above.
Policy 5.2. Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.	Consistent. See discussion of General Policies 8, 16, and 56, above.
Policy 5.3. Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 6. An adequate supply of housing preserved and maintained in sound condition, and located within safe and decent neighborhoods.	Consistent. See discussion of General Policies 1 and 43, and Housing Goal 5, above. The Project includes a variety of housing types typically governed by homeowner associations with covenants, conditions, and restrictions ensuring the long-term sustainability of quality neighborhoods.
Policy 6.1. Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.	Not Applicable. This policy does not apply to the Project as the Project Site does not include existing residential units. Also, see discussion of Housing Goal 5, above.
Policy 6.2. Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 6.3. Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 6.4. Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.	Not Applicable. This policy applies primarily to jurisdictional responsibilities. Additionally, the Project Site is not located in an older, low income neighborhood.
Goal 7. An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.	Not Applicable. The Project does not include housing specifically devoted to low and moderate income households or those with special needs. However, see discussion of General Policies 1 and 33, above, and note that the Project includes a variety of market rate housing types for different income levels.
Policy 7.1. Conserve existing affordable housing stock that is at risk of converting to market-rate housing.	Not Applicable. No existing affordable housing stock is located within the Project Site.
Policy 7.2. Preserve and, where feasible, provide additional affordable housing opportunities within the coastal zone.	Not Applicable. The Project Site is not located in the coastal zone.
Goal 8. Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.	Consistent. While this goal applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 1, above.
Policy 8.1. Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project does not involve low-income or transitional housing.
Policy 8.2. Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 8.3. Promote equal opportunity in housing and community development programs countywide.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 8.4. Encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low-income households. Designs may include	Consistent. See discussion of General Policies 14, 24, 32, 33, and 43, above.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
units with three, four, or five bedrooms; shared facilities; onsite child care facilities; or onsite job training facilities.	
Goal 9. Planning for and monitoring the long-term affordability of adequate housing.	Not Applicable. This goal applies to jurisdictional responsibilities.
Policy 9.1. Ensure collaboration among County departments and other agencies in the delivery of housing and related services.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 9.2. Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.	Not Applicable. This policy applies to jurisdictional responsibilities.
Land Use Element	
Policy 1. Concentrate well designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.	Consistent. See discussion of General Policies 8, 14, and 32, above.
Policy 2. Encourage development of well designed twinhomes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities.	Consistent. See discussion of General Policies 32, 33, and 43, above.
Policy 3. Place major emphasis on channeling new intensive commercial development into multipurpose centers.	Consistent. See discussion of General Policies 17, 24, and 60, above.
Policy 4. Protect prime industrial lands from encroachment of incompatible uses.	Not Applicable. Although a portion of the Project Site was previously used for oil and gas operations, the site does not include prime industrial land.
Policy 5. Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization.	Not Applicable. Although a portion of the Project Site was previously used for oil and gas operations, the site is not an industrial site, nor is it a developed area requiring revitalization.
Policy 6. Encourage the recycling of abandoned mineral extraction sites to recreational, industrial or other productive use.	Consistent. Although there are currently no active mineral extraction areas within the Project Site, portions of the Project Site were previously used for oil and gas operations. The Project represents redevelopment of that land for residential, commercial, and other productive uses.
Policy 7. Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.	Consistent. See discussion of General Policies 8, 9, 10, and 38, above.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
<p>Policy 8. Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.</p>	<p>Consistent. See discussion of General Policies 17 and 25, above. Land use compatibility is discussed in Section 5.11, Land Use, of this Draft EIR. As evaluated therein, the Project uses would be compatible with the surrounding uses, and the Project would not interfere with the activities on adjacent sites. The Project would not substantially or adversely change the relationships between the land uses or properties in surrounding neighborhoods or communities, nor would it have the long-term effect of adversely altering a neighborhood or community through ongoing disruption, division, or isolation. Impacts regarding compatibility with surrounding uses would therefore be less than significant.</p>
<p>Policy 9. Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.</p>	<p>Consistent. See discussion of General Policies 14 and 24, above. The proposed development would be consistent in terms of land use, scale, and general design with surrounding development, including both the existing Westridge community to the south, existing commercial and recreational uses in the City of Santa Clarita to the east, the approved Mission Village community to the west, and Magic Mountain across from proposed commercial uses to the north. Please also see the discussion of General Policy 38 regarding the proposed Design Guidelines.</p>
<p>Policy 10. Encourage the clustering of well designed highway oriented commercial facilities in appropriate and conveniently spaced locations.</p>	<p>Consistent. Planning Area 14, located along The Old Road near I-5, would include commercial retail uses to serve the greater community, including the motoring public. Furthermore, Planning Areas 1 through 3 would consist of commercial retail and office uses with primary access off of Magic Mountain Parkway.</p>
<p>Policy 11. Promote planned industrial development in order to avoid land use conflicts with neighboring activities.</p>	<p>Not Applicable. The Project does not include industrial uses.</p>
<p>Policy 12. Protect major landfill and solid waste disposal sites from encroachment of incompatible uses.</p>	<p>Not Applicable. The Project Site is not located within or adjacent to any landfill or solid waste disposal sites.</p>
<p>Policy 13. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.</p>	<p>Consistent. See discussion of General Policies 8, 9, and 10, above.</p>
<p>Policy 14. Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 15. Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.	Consistent. The Project includes an on-site circulation network and an adequately sized water distribution system, both of which would connect to existing service systems in the vicinity. Refer to Section 3.0 , Project Description, of this Draft EIR for further details.
Policy 16. Prohibit development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will significantly increase exposure to unmitigable public health and safety hazards.	Not Applicable. The Project Site does not include any substandard parcels.
Policy 17. Discourage the development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will result in: (1) significant degradation of natural resources shared by community residents; (2) overburdening of existing and/or planned public services and facilities; and/or (3) disruption of established community character recognized in the Plan.	Not Applicable. The Project Site does not include any substandard parcels.
Policy 18. Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws.	Consistent. In compliance with applicable County and state subdivision requirements, the Project has undergone extensive consultation with, and scrutiny by, County staff to ensure VTTM 53295 complies with applicable state and local laws.
Policy 19. Ensure that the recognition of lots created in noncompliance with State and County subdivision laws (i.e., issuance of Conditional Certificates of Compliance) occurs only in a manner which balances the rights and interests of both the general public and individual property owners.	Not Applicable. The Project would not include any lots in noncompliance with State and County subdivision laws. Refer to the discussion of Project consistency with the Los Angeles County Subdivisions Code provided in Section 5.11 , Land Use, of this Draft EIR.
Policy 20. Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.	Consistent. The Project is subject to the Project Applicant's separate Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP project), which is both a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower. Additionally, as detailed in Section 5.4 , Biological Resources, of this Draft EIR, the Project includes an extensive mitigation package designed to protect biological resources. See discussion of General Policy 38, above, regarding the proposed Design

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Guidelines; see also Conservation and Open Space Policy 16, above, regarding the protection of scenic areas.
Policy 21. Protect identified Potential Agricultural Preserves by discouraging inappropriate land division and allowing only use types and intensities compatible with agriculture.	Not Applicable. The Project Site does not include any identified Potential Agricultural Preserves. However, see discussion of General Policy 10, above, regarding the agricultural conservation easement to be implemented as part of the Project.
Policy 22. In non-urban areas outside of Potential Agricultural Preserves, encourage the retention and expansion of agriculture by promoting compatible land use arrangements and providing technical assistance to involved farming interests.	Consistent. See discussion of General Policy 10, above.
Policy 23. In urban areas, encourage the retention of economically viable agricultural production, e.g., high value crops such as strawberries, cut flowers, nursery stock, etc., through the identification and mitigation of significant adverse impacts resulting from adjacent new development.	Not Applicable. The Project Site does not currently include any economically viable agricultural production or any high value crops in particular. See discussion of General Policy 10, above.
Policy 24. Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.	Consistent. See discussion of General Policies 14, 24, and 64, above. Also see discussion of Conservation and Open Space Policy 1, above, regarding the Project's TDM plan.
Policy 25. Promote land use arrangements that will maximize energy conservation.	Consistent. See discussion of General Policies 8 and 12, above.
Policy 26. Protect known mineral resource reserves (including sand and gravel) from encroachment of incompatible land uses.	Consistent. See discussion of Conservation and Open Space 15, above.
Policy 27. Provide a land use mix at the countywide, areawide and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 8, above, as well as the analyses provided throughout Section 5.0 , Environmental Impact Analysis, of this Draft EIR.
Policy 28. Ensure continuing opportunity for citizen involvement in the land use decision-making process.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project Applicant has and will continue to participate in the public review process for the Project, as required.
Policy 29. Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The cumulative impacts of the Project are analyzed throughout Section 5.0 , Environmental Impact Analysis, of this Draft EIR.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 30. Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 31. Ensure that cities have a voice in land use decisions within their adopted spheres of influence.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located in the City's sphere of influence.
Noise Element	
Policy 1. Promote the necessary organizational adjustments within county government to establish a central authority which identifies technological opportunities, conduct studies, assesses effectiveness of programs, sets standards, and recommends transportation mitigation techniques, programs and alternatives.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 2. Determine and evaluate the present and future noise levels associated with all major transportation facilities in the county.	Consistent. Although the Project's transportation improvements would not be considered a major transportation facility, the Project's noise impacts associated with use of the circulation network are evaluated in Section 5.13 , Noise, of this Draft EIR.
Policy 3. Establish acceptable noise standards consistent with health and quality of goals and employ effective techniques of noise abatement through such means as building code, noise, sub-division and zoning ordinances.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 4. Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.	Consistent. The Project's noise impacts associated with use of the circulation network are evaluated in Section 5.13 , Noise, of this Draft EIR. As discussed, on-site roadway noise impacts would be less than significant with mitigation, and the cumulative off-site roadway noise impacts would be reduced to the extent feasible.
Policy 5. Establish noise criteria in the specifications for purchase of vehicles, aircraft and their components intended for use by the county, including all equipment needed for maintenance and repair of such vehicles and aircraft.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 6. Promote increased public awareness concerning the effects of noise.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 7. Encourage cities to adopt definitive noise ordinances and policies that are consistent throughout the county.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 8. Coordinate with, and assist, the various cities in dealing with the problem of noise and provide leadership and technical	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
expertise when requested by other jurisdictions.	
Policy 9. Coordinate with federal, state, and city governments in developing and implementing noise abatement programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 10. Seek funds from the appropriate levels of government.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 11. Monitor the programs and policies of the responsible special districts, regional, state, and federal agencies in order to insure that they effectively exercise their mandate to control the sources of noise for new, proposed, or existing transportation facilities, vehicles, or aircraft.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 12. Encourage the state Department of Transportation to conduct an active highway noise abatement program with scenic/aesthetic considerations.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 13. Urge continued federal and state research into the noise problem and recommend additional research programs as problems are identified.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 14. Recommend needed legislation to the state and federal government which will provide for noise abatement and the distribution of the costs of noise abatement programs among the producers of noise.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 15. Encourage the federal and state governments and other agencies to work for standardization and simplification of the measurement methods used in assessing noise impact.	Not Applicable. This policy applies to jurisdictional responsibilities.
Safety Element	
Goal: Minimize injury and loss of life, property damage, and the social, cultural and economic impacts caused by earthquake hazards.	Consistent. As discussed in Section 5.6 , Geology and Soils, of this Draft EIR, with compliance with applicable regulatory requirements, adherence to all engineering recommendations, and implementation of the proposed PDFs and mitigation measures, impacts related to earthquake hazards would be less than significant.
Policy 1. Encourage the use of nonurbanized segments of active fault zones for rural and open space purposes.	Not Applicable. No active faults traverse the Project Site.
Policy 2. Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to	Not Applicable. This policy applies to jurisdictional responsibilities. Furthermore, the Project Site is not subject to earthquake hazards significantly greater than

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
high earthquake hazards through such techniques as cluster development and transfer of development rights.	other properties within southern California.
<p>Policy 3. Continue enforcement of stringent site investigations (such as seismic, geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Extensive site investigations, including the <i>Geologic/Geotechnical Evaluation for Environmental Impact Report</i> and <i>Drainage Concept, Hydrology Study, LID/Water Quality Report</i>, have been prepared for the Project and are provided in Appendix 5.6 and Appendix 5.9 of this Draft EIR, respectively. Additionally, as discussed in Section 5.6, Geology and Soils, and Section 5.9, Hydrology and Water Quality—Hydrology, of this Draft EIR, with compliance with all applicable regulatory requirements, implementation of the proposed PDFs, adherence to all engineering recommendations, and implementation of appropriate BMPs, impacts related to geology and soils as well as hydrology would be less than significant. Appropriate PDFs and mitigation measures have been proposed to minimize safety hazard impacts to a less-than-significant level.</p>
<p>Policy 4. Promote the development of seismically resistant major lifelines serving Los Angeles County and connecting it to surrounding regions and the rest of the nation.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy 5. Promote the strengthening or replacement of critical facilities; and the retrofitting or abatement of potentially hazardous buildings, highway structures, and dams and reservoirs which do not meet seismic safety standards.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not include these types of facilities.</p>
<p>Policy 6. Encourage the preservation and sensitive reuse of historic buildings, that need strengthening for protection from seismic hazards, in a manner that does not endanger public safety.</p>	<p>Not Applicable. The Project Site does not include any historic buildings.</p>
<p>Policy 7. Strengthen earthquake resistance standards for non-structural components, especially in critical facilities.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Goal: Protect public safety and minimize the social and economic impacts from geologic hazards.</p>	<p>Consistent. While this goal applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Safety Policy 3, above.</p>
<p>Policy 8. Review proposals and projects proposing new development and expansion of</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would</p>

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible or expansive soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of responsible agencies.	nonetheless support it. See discussion of Safety Policy 3, as well as General Policy 9, above.
Policy 9. Continue to improve and enforce stringent slope investigation and design standards, and to apply innovative hazard mitigation and maintenance plans for development in hillside areas.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 9, above. Much of the Project Site is designated for Hillside Management, which is defined as property with natural slopes of 25 percent or greater. However, as discussed in Section 5.6 , Geology and Soils, of this Draft EIR, with compliance with all applicable regulatory requirements, implementation of the proposed PDFs, and adherence to grading plan specifications, impacts related to cut-and-fill slopes, slopes that remain in a natural condition at the completion of grading, and debris flows would be less than significant.
Policy 10. Upgrade slope maintenance measures and improve emergency response capability in hillside areas.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Safety Policy 9, above. Additionally, the Project's on-site circulation network would be designed to comply with all applicable Fire Code requirements to ensure emergency access. Further, the Project would include an emergency response plan per regulatory requirements (discussed in Section 5.15 , Public Services—Fire Protection, of this Draft EIR), as approved by the County Fire Department, which would facilitate emergency response.
Goal: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.	Consistent. As discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, with compliance with applicable regulatory requirements and implementation of the appropriate BMPs and proposed mitigation measures, impacts related to flood and inundation hazards would be less than significant. See also discussion of Safety Policy 3, above.
Policy 11. Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove project which cannot mitigate the hazards to the satisfaction of responsible agencies.	Not Applicable. This policy applies to jurisdictional responsibilities. Furthermore, the Project Site does not include any high-risk inundation areas (see discussion of Conservation and Open Space Policies 22 and 23, above).
Policy 12. Promote the use of flood plain management measures in high-risk inundation areas, and require expansion of existing and	Consistent. While the Project Site does not include any high-risk inundation areas, flooding hazards would nonetheless be reduced to a less-than-significant level.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
proposed new developments to be flood-proofed and secured to minimize future flood losses.	See discussion of Conservation and Open Space Policies 22 and 23, above.
Policy 13. Encourage improvement of the existing flood control system capacity to ensure that it is capable of protecting existing development from rising amounts of runoff produced by increased urbanization.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 13, and Conservation and Open Space Policies 4 and 22, above.
Policy 14. Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.	Consistent. There are no major levees or dams within the Project Site's watershed that could expose people or structures to a significant risk of loss associated with flooding due to structure failure. The proposed water quality basins and water storage tank would meet all safety requirements set forth by the County.
Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.	Consistent. See discussion of General Policy 9, and Conservation and Open Space Policy 25, above.
Policy 15. Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 9 and Conservation and Open Space Policy 25, above.
Policy 16. Continue to coordinate fire fighting efforts with State, Federal and local agencies in fire hazard areas; and review and update mutual and automatic aid agreements between the County and other fire protection agencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 17. Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.	Consistent. See discussion of General Policy 9 and Conservation and Open Space Policy 25, above. It is noted that the Project would not include any older buildings or fire-prone industrial facilities. The Project's design would comply with applicable County Code fire safety requirements regarding site design, site and building access, roadways and driveways, fire sprinkler systems, fire hydrants, access gates, as well as other applicable Fire Code requirements. The Project also would comply with applicable fire flow and hydrant requirements. Refer to Section 5.15 , Public Services—Fire Protection, of this Draft EIR, for further discussion.
Policy 18. Expand and improve vegetation management efforts in wildland fire hazard areas.	Consistent. See discussion of General Policy 9, and Conservation and Open Space Policy 25, above.
Policy 19. Promote improved watershed management practices to reduce the risk of damaging runoff and debris movement into urban areas.	Consistent. See discussion of General Policy 13, and Conservation and Open Space Policies 4 and 22, above.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquake.	Consistent. As discussed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, with regulatory compliance and proposed mitigation measures, Project impacts relating to the use of hazardous materials would be less than significant.
Policy 20. Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. As discussed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, with implementation of the relevant regulatory compliance measure, all hazardous materials within the Project Site would be acquired, handled, used, stored, transported, and disposed of in accordance with manufacturers' instructions and in compliance with all applicable federal, state, regional, and local requirements. As such, safety hazards associated with the routine transport, storage, production, use, or disposal of hazardous materials and wastes during Project operation would be less than significant. As it pertains to Project construction, the use, handling, storage, transport, and disposal of hazardous materials could increase the potential for hazardous materials releases and, subsequently, the exposure of people and the environment to hazardous materials. While such exposure would result in a significant impact, such impacts would be mitigated to a less-than-significant level, as detailed in Section 5.8 , Hazards and Hazardous Materials.
Policy 21. Promote the safe transportation of hazardous materials.	Consistent. See discussion of Safety Policy 20, above.
Policy 22. Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Safety Policy 20, above.
Policy 23. Promote efforts to reduce or eliminate the use of hazardous materials through dissemination of information about the creation of incentives and disincentives for use of safer substitutes.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Project construction and operation would involve the use of potentially hazardous materials typical of those used in residential and commercial developments. As discussed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, with regulatory compliance and proposed mitigation measures, Project impacts relating to the use of hazardous materials would be less than significant.
Policy 24. Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials/waste incidents.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Specifically, the Project would include an emergency response plan per regulatory requirements (discussed in Section 5.15 , Public

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Services—Fire Protection, of this Draft EIR), as approved by the County Fire Department, which would facilitate emergency response and evacuation of the Project Site in the event of a hazardous materials release. The emergency response plan would include, but not be limited to: mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations. Additionally, while upset or accident conditions are not expected to result from the routine use and storage of hazardous materials on-site, if soil contamination, previously unknown wells, or other potential hazards are encountered during Project grading or soil disturbance activities, proposed mitigation detailed in Section 5.8, Hazards and Hazardous Materials , would reduce related impacts to a less-than-significant level.
Goal: Strengthen County short-term emergency response and long-term recovery capability.	Not Applicable. This goal applies to jurisdictional responsibilities.
Policy 25. Promote greater public awareness and understanding of safety hazards and emergency preparedness and response procedures.	Consistent. See discussion of Safety Policies 20 and 24, above.
Policy 26. Promote the development of community/neighborhood, and workplace self-help and disaster relief groups to improve the effectiveness of local emergency response, light search and rescue, and emergency medical care.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project would include an emergency response plan; see Safety Policy 24, above.
Policy 27. Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 28. Upgrade regional heavy rescue capability including mobilization operations and resource management.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 29. Encourage critical facilities to maintain and regularly update emergency response plans identifying safety procedures, disaster control capabilities, and evacuation procedures such as drills and exercises.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 30. Upgrade interagency and multijurisdictional communications, planning and decision making to ensure efficient and integrated emergency response capability.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 31. Promote improved cooperation with nonprofit and private sector emergency	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
response organizations.	
Policy 32. Establish an appropriate organization composed of County agencies and community representatives to develop adequate reconstruction policies and procedures in advance of a major emergency; and to effectively manage rebuilding and recovery operations after a major earthquake or other similar disaster.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 33. Support Federal and State legislation to develop an adequate earthquake insurance program that includes hazard mitigation incentives.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 34. Encourage the improvement of hazard prediction and early warning capability.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 35. Strengthen emergency communication systems and improve cooperation between the media and emergency response agencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal: Continue to promote research on and mapping of natural and urban hazards; and improve safety information systems for planning, emergency response management and hazard mitigation.	Not Applicable. This goal applies to jurisdictional responsibilities.
Policy 36. Support research programs to improve knowledge of seismic, geologic, fire, flood, and other hazards.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 37. Encourage research that will lead to the detailed mapping of ground response (microzonation) of Los Angeles County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 38. Advocate early warning and disaster prediction research, and support application of the research results to emergency preparedness operations.	Not Applicable. This policy applies to jurisdictional responsibilities.
Scenic Highway Element	
Policy 1. Establish a countywide scenic highway system in urban and rural areas.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 2. Encourage utilization of appropriate existing roads as scenic highways rather than the construction of new routes.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 3. Protect and enhance aesthetic resources within corridors of designated scenic highways.	Consistent. No designated scenic highways exist in the immediate Project vicinity. However, I-5 between I-405 and SR-126, including just east of the Project Site, as well

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	as SR-126 west of I-5 to the Ventura County line (also known as Henry Mayo Drive), located north of the Project Site, are classified by the County as First Priority Scenic Routes, indicating they are proposed for further study. These segments are also listed as eligible state scenic highways. Nonetheless, Project implementation would not affect views along a designated scenic highway as none exist in the vicinity. Moreover, as discussed in Section 5.1 , Aesthetics, Views, Light and Glare, of this Draft EIR, based on the Project's design and with implementation of the PDFs and regulatory compliance, Project impacts with respect to views would be less than significant. See also discussion of General Policies 10 and 38, above.
Policy 4. Establish and maintain rural scenic highways to provide access to scenic resources and serve recreational users.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Scenic Highway Policy 3, above.
Policy 5. Establish and maintain urban scenic highways to provide access to interesting and aesthetic manmade features, historical and cultural sites, and urban open space areas.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 6. Provide a comprehensive scenic highway system which safely accommodates various forms of transportation compatible with scenic highway criteria and standards.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 7. Develop and apply standards to regulate the quality of development within corridors of designated scenic highways.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Scenic Highway Policy 3, above.
Policy 8. Remove visual pollution from designated scenic highway corridors.	Not Applicable. There are no designated scenic highway corridors within the Project vicinity.
Policy 9. Require the development and use of aesthetic design considerations for road construction, reconstruction or maintenance for all designated scenic highways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 10. Increase governmental commitment to the designation of scenic highways and protection of scenic corridors.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 11. Encourage the fair distribution of social and economic costs and benefits associated with scenic highways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 12. Promote the use and awareness of scenic highway amenities for all segments of the population.	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 13. Improve scenic highway coordination and implementation procedures between all levels of government.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 14. Encourage increased citizen participation in the scenic highway programs at all government levels.	Not Applicable. This policy applies to jurisdictional responsibilities.
Transportation Element	
Policy 1. Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.	Consistent. The proposed on-site circulation network and transportation improvements proposed as Project mitigation would be consistent with and support the General Plan, as discussed further below with respect to applicable Transportation Element policies.
Policy 2. Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.	Consistent. The proposed on-site circulation network would provide access to the proposed residential and commercial uses as well as the on-site school and park.
Policy 3. Plan and develop bicycle routes and pedestrian walkways.	Consistent. See discussion of Conservation and Open Space Policy 30, above.
Policy 4. Provide opportunity for timely citizen input and guidance in the transportation decision-making process.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 5. Coordinate land use and transportation policies.	Consistent. As discussed throughout this analysis, the proposed on-site circulation network and transportation improvements proposed as Project mitigation would be consistent with both land use and transportation policies specified in the General Plan.
Policy 6. Support the development of a mass transportation system that will provide a viable alternative to the automobile.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 7. Support continued improvement and expansion of the present bus system as a public service.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of General Policy 24, above.
Policy 8. Encourage communities to participate with existing transit operators in the improvement or development of community level transit, where financially feasible to the community.	Consistent. See discussion of General Policy 24, above.
Policy 9. Support a public transit system that provides accessible service, particularly to the transit dependent.	Consistent. See discussion of General Policy 24, above.
Policy 10. Encourage provision of transit service at a reasonable cost to the users and the	Not Applicable. This policy applies to jurisdictional and transit operator responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
community.	
Policy 11. Support development of rail transit or exclusive bus lanes in high demand corridors when sufficient patronage, cost-effectiveness and support of land use policies are assured.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 12. Support research for and development of new transportation technologies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 13. Support low capital strategies that maximize the efficiently and cost-effectiveness of existing transportation facilities and systems.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 14. Support completion of the highway and freeway routes necessary to make the system operate efficiently.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 15. Encourage compatible joint use and interfacing of transportation facilities while minimizing modal conflicts.	Consistent. See discussion of Conservation and Open Space Policy 30.
Policy 16. Support the development of alternate routes for through traffic to bypass the metropolitan area and provide traffic relief for the urban core.	Not Applicable. The Project Site is not located in the urban core, as shown in the General Plan Urban Form Policy Map.
Policy 17. Develop parking management plans for application in selected areas of urban concentration.	Not Applicable. The Project Site is not located in the urban core.
Policy 18. Support use of non-vehicle improvements to reduce peak-hour congestion.	Consistent. See discussion of General Policies 14, 24, and 64, and Conservation and Open Space Policies 1 and 30, above.
Policy 19. Support traffic-operation improvements for improved flow of vehicles.	Consistent. The Project would include an on-site circulation network and additional off-site transportation improvements (as mitigation) to improve the flow of vehicles within the Project vicinity. With mitigation, detailed in Section 5.20 , Transportation/Traffic, of this Draft EIR, the Project traffic impacts would be reduced to a less-than-significant level. See also discussion of General Policies 23, 24, and 36, above.
Policy 20. Encourage greater use of public transit to special-purpose centers and recreational facilities.	Consistent. See discussion of General Policy 24, above.
Policy 21. Stress environmental compatibility (including air quality, noise, ecology and aesthetics, health and safety), in developing transportation systems.	Consistent. Implementation of the Project's proposed transportation improvements would not, in and of themselves, pose significant impacts with respect to air quality, noise, biological resources, aesthetics, or health and safety. Refer to the analyses within Section 5.3 , Air Quality; Section 5.13 , Noise; Section 5.4 , Biological Resources; Section 5.1 , Aesthetics, Views, and Light and

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Glare; and Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR.
Policy 22. Avoid or minimize the adverse impacts upon people, businesses and communities caused by development of transportation facilities.	Consistent. See discussion of Transportation Policy 21, above.
Policy 23. Avoid construction of transportation facilities within significant ecological areas unless found essential following a detailed analysis of alternatives including a “no project” alternative. If the facility is still found to be necessary, it shall be constructed in the most environmentally sensitive manner.	Not Applicable. The Project Site is not located within a significant ecological area.
Policy 24. Support technical research and development by automobile manufacturers directed toward reducing emissions, fuel consumption and noise.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 25. Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.	Consistent. See discussion of General Policies 14, 24, and 64, and Conservation and Open Space Policies 1 and 30, above.
Policy 26. Encourage the efficient use and conservation of energy used in transportation.	Consistent. While the utilization of alternatively-fueled vehicles by the Project’s future residents and occupants is market driven and beyond the direct control or influence of the Project Applicant, the Project would not impair the efficient use and conservation of energy used in transportation. The Project would include an extensive network of bike lanes and multi-use trails linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. See discussion of Conservation and Open Space Element Policy 1, above.
Policy 27. Encourage railroad companies to retain and expand their vital role in transportation, especially in goods movement.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Applicant does not operate any railroads.
Policy 28. Promote the development of alternative energy sources for transportation to reduce reliance on petroleum.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 29. Develop a contingency plan, using the full resources of an expanded transit system and car and van pooling, for use in the event of a fuel shortage or other unforeseen crisis.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 30. Provide transportation facilities that will improve the safety, security and dependability of all transportation modes;	Consistent. See discussion of Conservation and Open Space Policy 30, above. Many of the proposed trails would be separated from roadways to ensure the safety of

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
provide for seismic safety and be effective in emergency situations.	bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce vehicular conflicts. Please also see discussion of General Policy 9; Conservation and Open Space Policy 21; and Safety Policy 3, regarding seismic and hazard/emergency issues.
Policy 31. Provide for the safe movement of hazardous materials.	Consistent. See discussion of Safety Policy 20, above.
Policy 32. Improve the compatibility between aviation facilities and their surroundings through improved land use control mechanisms and technological improvements.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not include any aviation facilities.
Policy 33. Encourage greater multimodal access to major airports and improve internal circulation within these facilities.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located near an airport.
Policy 34. Encourage the development of a decentralized system of major airports to serve commercial and general aviation activities.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located near an airport.
Policy 35. Encourage the Los Angeles and Long Beach Harbor Departments to effect improvements that will better accommodate and attract deep draft vessels.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located near any harbor.
Policy 36. Support improvements that would increase the efficiency of cargo handling, storage and modal interfacing.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve cargo handling or storage.
Policy 37. Support the provision of adequate recreational boating facilities.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located near any navigable body of water.
Policy 38. Promote the concept of a single, multimodal transportation trust fund to provide for capital, operations and maintenance funding.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 39. Seek and support the establishment of sources of revenue to provide adequate funds for transportation.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 40. Encourage the elimination of “red tape” and categorical restrictions on federal aid and State funding programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy 41. Promote continued coordination among federal, State, regional and local agencies involved in transportation matters.	Not Applicable. This policy applies to jurisdictional responsibilities.
Plan of Bikeways (a sub-element of the Transportation Element)	
Goal 1. Provide safer, more convenient bicycle facilities throughout Los Angeles County for the	Consistent. See discussion of Conservation and Open

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
transportation and recreation, as a viable alternative to automobile travel.	Space Policy 30, above.
Goal 1/Sub-Goal A. Promote citizen participation in planning a bicycle program for Los Angeles County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal A/Policy 1. Encourage citizen participation in the planning and financing of bicycle routes.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal A/Policy 2. Encourage all efforts by individual citizens and private organizations interested in the development of bikeways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B. Plan and implement a coordinated interconnected system of bikeways and bikeway support facilities to enhance bicycle transportation.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Conservation and Open Space Policy 30, above. Additionally, the Project's TDM program, detailed in PDF ES 5.7-4 through PDF ES 5.7-6 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, includes bike facilities.
Goal 1/Sub-Goal B/Policy 1. Implement a comprehensive system of bikeways and related facilities which takes into consideration health, safety, the needs of the bicyclists and their interrelationship with other modes of transportation.	Consistent. See discussion of Conservation and Open Space Policy 30, above.
Goal 1/Sub-Goal B/Policy 2. Require new subdivisions to develop and dedicate bicycle facilities where feasible.	Consistent. See discussion of Conservation and Open Space Policy 30, above. Implementation of PDF ES 5.7-4, detailed in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, would ensure that bicycle end-trip facilities (parking, showers and lockers) are provided as part of the Project.
Goal 1/Sub-Goal B/Policy 3. Require redevelopment projects to consider and provide bicycle facilities within the project limits.	Not Applicable. The Project is not a redevelopment project.
Goal 1/Sub-Goal B/Policy 4. Solicit and utilize all sources of local, regional, state and federal funds to plan, acquire rights of way, and construct bikeways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 5. Utilize existing and abandoned public rights of way along flood control channels, parks, utility rights-of-way, railroad rights of way, and road rights of way, wherever possible and where a need can be demonstrated to construct bikeways for transportation and recreation.	Not Applicable. This policy primarily applies to jurisdictional responsibilities. Additionally, there are no abandoned public rights-of-way within the Project Site, and the existing utility right-of-way on-site, which contains electric transmission lines and towers, would not be a suitable site for an additional bikeway.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Goal 1/Sub-Goal B/Policy 6. Actively seek new means for the acquisition, construction and maintenance of bikeways and support facilities to encourage bicycle travel and recreation.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Conservation and Open Space Policy 30, and Plan of Bikeways Goal 1/ Sub-Goal B, above.
Goal 1/Sub-Goal B/Policy 7. Initiate a program to provide bike racks, lockers or other devices for securing bicycles in convenient locations at public parks, buildings and other activity centers.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Conservation and Open Space Policy 30, and Plan of Bikeways Goal 1/ Sub-Goal B, above.
Goal 1/Sub-Goal B/Policy 8. Coordinate the development of local bikeway feeder systems with other jurisdictions in this County.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 9. Provide landscaping along bikeways where needed and feasible.	Consistent. See discussion of General Policy 38, as well as Conservation and Open Space Policy 30, above.
Goal 1/Sub-Goal B/Policy 10. Provide bikeways which connect cultural facilities, recreation areas, educational facilities, commercial and industrial facilities with residential areas.	Consistent. See discussion of Conservation and Open Space Policy 30, above.
Goal 1/Sub-Goal B/Policy 11. Separate bicycle and automobile traffic whenever possible, taking into consideration safety, use of the facility, economic factors, and physical feasibility.	Consistent. See discussion of Transportation Policy 30, above.
Goal 1/Sub-Goal B/Policy 12. Prohibit parking on shared routed (Class III) bikeways where adequate public or private off-street parking is available.	Not Applicable. The Project would not include any Class III bikeways.
Goal 1/Sub-Goal B/Policy 13. Initiate a bicycle registration program in unincorporated County areas and encourage all other city jurisdictions to initiate similar programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 14. Locate bikeways along designated scenic highways wherever environmentally, physically or economically feasible.	Not Applicable. No designated scenic highways exist in the immediate Project vicinity.
Goal 1/Sub-Goal B/Policy 15. Encourage other jurisdictions within the County to adopt a comprehensive system of bikeways which interconnect with the County bikeway system.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 16. Modify and widen existing roads to accommodate and	Consistent. The Project includes the widening and extension of Magic Mountain Parkway west of The Old

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
encourage safe bicycle use.	Road, which will accommodate a striped 5- to 7-foot-wide Class II bike lane in each direction.
Goal 1/Sub-Goal B/Policy 17. Encourage the State and Federal Governments to continue to develop and evaluate bicycle equipment standards in order to provide the safest bicycle possible.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 18. Enact uniform ordinances in cooperation with other jurisdictions to control the operation of bicycles on off-road bikeways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 1/Sub-Goal B/Policy 19. Provide turnouts, shelters, campgrounds, hostels, toilets and trash receptacles for off-road bikeway facilities where needed and feasible.	Not Applicable. The Project does not include off-road bikeways.
Goal 2. Initiate a comprehensive safety education program for both bicyclists and motorists to improve safety on existing roadways.	Not Applicable. This goal applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A. Educate bicyclists, motorists and enforcement agencies in the proper operation of bicycles on our roadway transportation system.	Not Applicable. This goal applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A/Policy 1. Encourage the educational institutions in this County to adopt safety education programs similar to those recommended by the California Traffic Safety Education Task Force and the State SCR 47 Bicycle Committee.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A/Policy 2. Continue to publish and distribute brochures and safety literature to citizens and individual bicyclists.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A/Policy 3. Recommend uniform and stricter enforcement procedures and programs by local law enforcement personnel and the Highway Patrol.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A/Policy 4. Recommend that juvenile court judges, traffic court judges, referees and other judicial personnel who work with Vehicle Code violation adjudication adopt uniform procedures in dealing with bicycle infractions.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal A/Policy 5. Encourage the news media to make public service information	Not Applicable. This policy applies to jurisdictional responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
announcements regarding bicycle safety and operational rules of the road.	
Goal 2/Sub-Goal A/Policy 6. Sponsor a safety education program in the news media to make the public aware of the presence of bicycles on the roadway and the need to watch for them.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal B. Monitor accident and safety data to identify safety problems and their solutions.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 2/Sub-Goal B/Policy 1. Continue to conduct studies of bicycle—motor vehicle accidents and operator behavioral characteristics to discover ways of reducing accidents on the roadway system.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 3. Interface the Plan of Bikeways with existing and future modes of transportation as they are planned and implemented to ensure the development of a balanced coordinated transportation system which meets the needs of all the citizens of this County.	Not Applicable. This goal applies to jurisdictional responsibilities.
Goal 3/Sub-Goal A. Coordinate the implementation of bikeways with other modes of transportation.	Consistent. See discussion of Conservation and Open Space Policy 30.
Goal 3/Sub-Goal A/Policy 1. Encourage other agencies to plan for and provide space for carrying recreational and commuter bicycles on public transportation systems where feasible.	Not Applicable. This policy applies to jurisdictional responsibilities.
Goal 3/Sub-Goal A/Policy 2. Recommend that bike lockers, racks, or other devices be provided at park-and-ride lots and other transportation centers to facilitate bicycle transportation.	Consistent. See discussion of Conservation and Open Space Policy 30 and Goal 1/Sub-Goal B/Policy 2, above.
Goal 3/Sub-Goal A/Policy 3. Plan for and implement feeder bikeways which connect regional mass transportation facilities to regional bikeways.	Not Applicable. This policy applies to jurisdictional responsibilities.
Water and Waste Management Element	
Policy 1. Increase service efficiencies, both within individual agencies and among agencies performing similar functions, while striving to reduce costs.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 2. Improve coordination among operating agencies of all water and waste management systems.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
Policy 3. Encourage private firms and public agencies providing water and waste management services to cooperate with all levels of government in establishing, enacting, and enforcing consistent standards and criteria.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 4. Encourage compatible, multiple use of water and waste management facilities, including public recreational utilization, where consistent with their original purpose and the maintenance of water quality.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 5. Cooperate with federal, State, regional, and local agencies to develop and implement new technologies in water and waste management while continuing existing methods until new alternatives are economically feasible.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 6. Increase storage of potable water in underground aquifers through greater use of spreading grounds.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 7. Protect the capacity of Class I landfills by restricting their acceptance of nonhazardous wastes.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities. Additionally, the Project Site does not include and is not located adjacent to a landfill.
Policy 8. Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.	Consistent. See discussion of General Policy 15, above.
Policy 9. Promote the advancement of technology to reduce the volume of liquid waste.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 10. Accelerate the implementation of advanced technological methods for waste disposal, and expand the countywide capacity of sanitary landfills only as justified by need.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 11. Explore immediately user cooperation with federal and state agencies for use of public lands for waste disposal.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 12. Ensure the location, acquisition, and development of landfill sites which meet the environmental and siting criteria for hazardous liquid and solid wastes.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 13. Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.	Consistent. The proposed water and sewer line improvements would meet all applicable regulatory requirements set forth by the County, the City, Valencia Water Company (VWC), and the County Sanitation Districts of Los Angeles County, as applicable. Further, as discussed in Section 5.21 , Utilities and Service

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	Systems—Water Supply and Service, and Section 5.22 , Utilities and Service Systems—Wastewater Disposal, of this Draft EIR, with implementation of relevant compliance measures, PDFs, and the payment of applicable fees, associated impacts would be less than significant.
Policy 14. Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.	Consistent. See discussion of General Policy 22, above. Additionally, Section 5.21 , Utilities and Service Systems—Water Supply and Service, and Section 5.22 , Utilities and Service Systems—Wastewater Disposal, of this Draft EIR both include an analysis of the Project relative to the County Development Monitoring System (DMS). The primary purpose of the DMS is to ensure that new development in urban expansion areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates. To accomplish this purpose, the DMS is used to determine the availability of certain public services, including water and wastewater service, on an individual and cumulative basis; analyze the expansion costs to certain public service providers; and work towards ensuring that the expansion costs of new development are paid for by that development. As evaluated in the respective sections of this Draft EIR, the Project would be consistent with DMS policies as they relate to water, wastewater, and other public services and utilities.
Policy 15. Require an independent geologic study for all Class I disposal applications.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 16. Prohibit the degradation of air quality by requiring the mitigation of emissions from waste disposal sites.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities. Additionally, the Project Site does not include a waste disposal site.
Policy 17. Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.	Consistent. See discussion of General Policy 13 and Conservation and Open Space Policy 4, above. Groundwater quality would be protected through implementation of the Project's site design, source control, LID, and treatment control BMPs.
Policy 18. Provide protection for ground water recharge areas to ensure water quality and quantity.	Consistent. See discussion of General Policy 13, Conservation and Open Space Policy 4, and Water and Waste Management Policy 17, above.
Policy 19. Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes, and ground water reserves.	Consistent. See discussion of General Policy 13, Conservation and Open Space Policy 4, and Water and Waste Management Policy 17, above.
Policy 20. Design flood control facilities to minimize alteration of natural stream channels.	Consistent. See discussion of General Policy 13, Conservation and Open Space Policy 4, above. Although portions of the on-site drainage tributaries would be modified to protect Project development, within Unnamed Canyon 2, a geomorphic channel design is proposed in

County of Los Angeles General Plan Consistency Analysis (Continued)

General Plan Policies	Analysis of Project Consistency
	order to stabilize the channel incision and restore the drainage course.
Policy 21. Design and construct new water and waste management facilities to maintain or protect existing riparian habitats.	Consistent. As discussed in Section 5.4 , Biological Resources, of this Draft EIR, Project impacts to riparian vegetation on-site would be fully mitigated. Additionally, the water and wastewater systems proposed on-site would not, in and of themselves, affect such resources, particularly since they generally would be placed within street rights-of-way.
Policy 22. Design water and waste management systems which enhance the appearance of the neighborhoods in which they are located and minimize negative environmental impacts.	Consistent. Impacts regarding visual quality/character are discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR. The water and wastewater systems proposed on-site would not, in and of themselves, affect the appearance of the Project Site, particularly since they generally would be placed within street rights-of-way. Other environmental impacts are addressed throughout Section 5.0 , Environmental Impact Analysis, of this Draft EIR.
Policy 23. Facilitate the recycling of wastes such as metal, glass, paper, and textiles.	Consistent. See discussion of General Policy 15, above.
Policy 24. Use technology for the conversion of waste to energy.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy 25. Encourage development and application of water conservation, including recovery and reuse of storm and waste water.	Consistent. See discussion of General Policy 13, above.
<p>Source: County of Los Angeles General Plan, 1980 (and various General Plan Elements individually updated and adopted since then); Eyestone Environmental, 2015.</p>	

Appendix 5.11B



Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis

Eyestone Environmental
April 2015

APPENDIX 5.11B

SANTA CLARITA VALLEY AREA PLAN: ONE VALLEY ONE VISION 2012 CONSISTENCY ANALYSIS

Area Plan Policies/Objectives	Analysis of Project Consistency
Land Use Element	
<p>Objective LU-1.1. Maintain an urban form for the Santa Clarita Valley that preserves an open space greenbelt around the developed portions of the Valley, protects significant resources from development, and directs growth to urbanized areas served with infrastructure.</p>	<p>Consistent. The Project has been designed to respect natural resources and features on-site through the preservation of natural open space areas, incorporation of bank stabilization along certain slopes to reduce erosion potential, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel. The Project includes 101.7 acres in designated open space lots, as well as a 27.2-acre preserve for the San Fernando Valley spineflower (Spineflower Preserve), all of which would remain in their natural condition. Additional open space in the form of natural drainage courses, roadway medians, landscaped parkways adjacent to on-site roadways, and the proposed park and recreation centers would bring the total open space area on-site to 153 acres.</p> <p>The Project would provide mixed-use development within an urbanizing infill site that is adjacent to existing, approved, and planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers in the surrounding community. As discussed in Section 5.11, Land Use, of this Draft EIR, the proposed uses are consistent with the land use designations set forth for the Project Site in the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan). Additionally, the Project's utility systems would connect to existing service systems in the area (i.e., water, wastewater, electricity, natural gas, and solid waste), which have adequate capacity to meet Project demand, as discussed in Section 5.21, Utilities and Service Systems—Water Supply and Service; Section 5.22, Utilities and Service Systems—Wastewater Disposal; Section 5.23, Utilities and Service Systems—Energy; and Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR.</p>
<p>Policy LU-1.1.1. Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating</p>	<p>Not Applicable. The rolling hillsides located on the Project Site are designated for urban uses within the</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
these areas as Open Space or Rural Land on the Land Use Map.	Area Plan.
Policy LU-1.1.2. On the Land Use Map, concentrate urban development within flatter portions of the Santa Clarita Valley floor in areas with limited environmental constraints and served with infrastructure.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project Site is designated for urban uses within the Area Plan. See discussion of Objective LU-1.1, above.
Policy LU-1.1.3. Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.	Consistent. See discussion of Objective LU-1.1, above. The Project would avoid leapfrog development, unnecessary infrastructure extension, and "patchwork" development, which utilizes undue open space and natural resources, by concentrating development within and adjacent to existing and planned urbanized areas and regional transportation and transit facilities.
Policy LU-1.1.4. Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.	Consistent. See discussion of Objective LU-1.1, above. As discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR, although many of the natural features to be removed as part of the Project influence the existing natural character of the Project Site, none are considered unique. Accordingly, their removal would not represent the loss of significant visual resources. Additionally, no significant ridgelines are located on-site.
Policy LU-1.1.5. Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.	Consistent. See discussion of Objective LU-1.1, above.
Policy LU-1.1.6. Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Rural Land on the Land Use Map where appropriate.	Not Applicable. The Project Site is designated for urban uses within the Area Plan.
Policy LU-1.1.7. Preserve and protect important agricultural resources, including farmland and grazing land, through designating these areas as Open Space or Rural Land on the Land Use Map where appropriate.	Consistent. As discussed in Section 5.2 , Agricultural and Forest Resources, of this Draft EIR, the Project Site contains 6.2 acres of Prime Farmland, 364.9 acres of Grazing Land, 21.7 acres of Urban and Built-Up Land, and 108.1 acres of Other Land. As previously discussed, the Project includes 101.7 acres in designated open space lots, as well as a 27.2-acre Spineflower Preserve, all of which would remain in their natural condition. As also discussed in Section 5.2 , Agricultural and Forest Resources, of this Draft EIR, Project mitigation would ensure the conservation of no less than 6.2 acres of Project-impacted Prime Farmland either in a stand-alone 6.2-acre conservation easement or as part of a greater 138-acre

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	conservation easement area, thus reducing agricultural impacts to a less-than-significant level.
<p>Objective LU-1.2. Maintain the distinctive community character of villages and neighborhoods throughout the planning area by establishing uses, densities, and design guidelines appropriate to the particular needs and goals of each area, including but not limited to the following:</p>	<p>Consistent. The proposed development would be consistent in terms of land use, scale, and general design with surrounding development, including both the existing Westridge community to the south and the approved Mission Village community to the west. As discussed in Section 5.1, Aesthetics, Views, and Light and Glare, of this Draft EIR, the Project Applicant would implement Design Guidelines that address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community.</p>
<p>Policy LU-1.2.1. In Newhall, provide opportunities for new business and housing by implementing the Downtown Newhall Specific Plan, provide incentives to promote infill development and re-use of underutilized sites, and continue to plan for the future development of North Newhall.</p>	<p>Not Applicable. The Project Site is not located in Newhall.</p>
<p>Policy LU-1.2.2. In Valencia, promote business development, job creation, and expansion of regional commercial, civic, cultural, and entertainment uses, to create a vibrant Town Center serving as a community focal point for the entire Santa Clarita Valley.</p>	<p>Consistent. Although located on the periphery of the Valencia area, the Project would create a mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities. The Project would be physically integrated with the existing Westridge community to the south, the approved, but unbuilt, Mission Village community to the immediate west, and the proposed Entrada North development to the north, which together and combined with the remaining communities of the Newhall Ranch Specific Plan (Specific Plan) area to the west as well as the existing and proposed phases of Valencia Commerce Center, would essentially create a new community focal point for the western Santa Clarita Valley (Valley).</p>
<p>Policy LU-1.2.3. In Saugus, promote revitalization of older commercial areas; relieve traffic congestion; look for opportunities to minimize cut-through traffic; and enhance streetscapes with landscaping, lighting, benches and other fixtures.</p>	<p>Not Applicable. The Project Site is not located in Saugus.</p>
<p>Policy LU-1.2.4. In Canyon Country, promote revitalization along Sierra Highway from Soledad Canyon Road to Vasquez Canyon Road by encouraging retail and service uses, and enhance on and off ramps along the Antelope Valley Freeway with landscape amenities and appropriate uses.</p>	<p>Not Applicable. The Project Site is not located in Canyon Country.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy LU-1.2.5. In Sand Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; provide additional recreational trail links; minimize impacts to the Santa Clara River from incompatible development; and maintain community character in accordance with the City's Sand Canyon Special Standards District.</p>	<p>Not Applicable. The Project Site is not located in Sand Canyon.</p>
<p>Policy LU-1.2.6. In Placerita Canyon, ensure compatibility of development with existing rural, equestrian lots and the adjacent National Forest land; maintain community character in accordance with the City's Placerita Canyon Special Standards District (PCCD); provide an orderly transition between existing rural and low-density residential uses and proposed new development; and require the provision of needed infrastructure. Support efforts by the City and the Placerita Canyon Property Owners Association to work together to amend the PCSSD to provide additional certainty and expectations for the developed areas within the PCSSD and to create flexibility and continuity, subject to the provisions outlined above, for undeveloped properties within the PCSSD. These changes will include transitional density provisions and rules and regulations that will clearly outline development codes within Placerita Canyon.</p>	<p>Not Applicable. The Project Site is not located in Placerita Canyon.</p>
<p>Policy LU 1.2.7. On the Whittaker-Bermite site, continue to work with the property owner to facilitate master planning, remediation, and the economic re-use of the property to include roadway infrastructure and transit-oriented development around the Metrolink station.</p>	<p>Not Applicable. The Project Site is not located on the Whittaker-Bermite site.</p>
<p>Policy LU-1.2.8. In Castaic, promote expansion of neighborhood commercial uses to serve local residents; address traffic congestion; ensure compatibility between highway oriented commercial uses and nearby residential uses; and maintain community character in accordance with the County's Castaic Area Community Standards District.</p>	<p>Not Applicable. The Project Site is not located in Castaic.</p>
<p>Policy LU-1.2.9. In Val Verde, protect the existing rural lifestyle and small town community character while providing residents with additional access to needed services; ensure compatibility between existing residential areas and the nearby landfill; and maintain community</p>	<p>Not Applicable. The Project Site is not located in Val Verde.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
character in accordance with the County's Castaic Area Community Standards District.	
Policy LU-1.2.10. In Agua Dulce, recognize the scenic and environmental qualities of Vasquez Rocks in future planning; protect the existing rural lifestyle while providing opportunities to enhance the village center; provide additional services to residents; and maintain community character in accordance with the County's Agua Dulce Community Standards District.	Not Applicable. The Project Site is not located in Agua Dulce.
Policy LU-1.2.11. In Pico Canyon, recognize the historic significance of Mentryville in future planning; preserve the existing rural development pattern; and ensure compatibility of new development with the adjacent Significant Ecological Area and habitat.	Not Applicable. The Project Site is not located in Pico Canyon.
Policy LU-1.2.12. In the Fair Oaks community, facilitate location of commercial and community services in proximity to residences to serve local needs.	Not Applicable. The Project Site is not located in the Fair Oaks community.
Policy LU-1.2.13. Encourage use of the Specific Plan process to plan for cohesive, vibrant, pedestrian-oriented communities with mixed uses, access to public transit, and opportunities for living and working within the same community.	Not Applicable. The Project does not involve a Specific Plan to implement proposed development. It is noted, however, that the Project would nonetheless achieve a cohesive, vibrant, pedestrian-oriented community with mixed uses, access to public transit, and opportunities for living and working within the same community, similar to that approved as part of the Newhall Ranch Specific Plan, to be developed to the immediate west.
Policy LU-1.2.14. Evaluate development fee schedules on an ongoing basis to determine fee incentives to attract development.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective LU-1.3. Plan for density and intensity of development that respects and is reflective of the natural terrain.	Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, above. Project grading would generally follow the natural topographic trends on-site, with development pads at higher elevations in the southern portion of the site and lower elevations to the north. Areas with natural slopes are anticipated to remain following Project completion, particularly throughout the southern portion of the Project Site. Refer to Section 5.6 , Geology and Soils, of this Draft EIR for further discussion.
Policy LU-1.3.1. Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.	Consistent. See discussion of Objective LU-1.1, Policy LU-1.1.4, and Objective LU-1.3, above.
Policy LU-1.3.2. Substantially retain the integrity and natural grade elevations of	Consistent. See discussion of Objective LU-1.1, Policy

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.	LU-1.1.4, and Objective LU-1.3, above.
Policy LU-1.3.3. Discourage development on ridgelines and lands containing 50% slopes so that these areas are maintained as natural open space.	Consistent. See discussion of Objective LU-1.1, Policy LU-1.1.4, and Objective LU-1.3, above.
Policy LU-1.3.4. Encourage density transfers where appropriate to facilitate development in more suitable locations while retaining significant natural slopes and areas of environmental sensitivity, provided that urban densities (exceeding one dwelling unit per acre) are not permitted in rural areas.	Not Applicable. The Project would not require a density transfer. See discussion of Objective LU-1.1, Policy LU-1.1.4, and Objective LU-1.3, above.
Policy LU-1.3.5. Encourage flexible siting and design techniques within hillside areas in order to preserve steep slopes or other unique physical features, including density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.	Consistent. See discussion of Objective LU-1.1, Policy LU-1.1.4, and Objective LU-1.3, above.
Policy LU-1.3.6. Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.	<p>Consistent. The four tributary watersheds present within the Project Site (i.e., Magic Mountain Canyon, Unnamed Canyons 1 and 2, and Unnamed Canyon 3) encompass three primary drainage areas (i.e., the western, central, and eastern drainage areas, respectively). As discussed in Section 5.9, Hydrology and Water Quality—Hydrology, of this Draft EIR, the general drainage patterns within these primary drainage areas (i.e., northerly towards the River) would remain unchanged. Additionally, much of Unnamed Canyon 2 would be restored as an open, vegetated drainage channel and thus would retain the look and feel of a natural canyon.</p> <p>While riparian vegetation would be impacted by Project development, all such impacts would be mitigated as required. Refer to Section 5.4, Biological Resources, for further discussion.</p>
Objective LU-2.1. Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth.	Consistent. The Project is designed to accommodate some of the regional growth projected by the Southern California Association of Governments (SCAG) while implementing sustainability principles, including an appropriate mix of land uses, access to transit, the preservation of natural areas, water and energy conservation, and incorporation of green building techniques. See discussion of Objective LU-1.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy LU-2.1.1. On the Land Use Map, designate a balance of land uses in appropriate amounts to meet future community needs while ensuring that no use designation is over-represented in a manner that is not economically viable.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, the zoning changes proposed are consistent with the existing Area Plan land use designations, and the proposed uses would further the economic development of the area. See discussion of Objectives LU-1.1 and LU-2.1, above.</p>
<p>Policy LU-2.1.2. On the Land Use Map, integrate land use designations in a manner that promotes healthy, walkable communities, by providing an appropriate mix of residential and service uses in proximity to one another.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, the zoning changes proposed are consistent with the existing Area Plan land use designations, and the proposed uses would provide an appropriate mix of housing and services to the area. See discussion of Objectives LU-1.1 and LU-2.1, above.</p>
<p>Policy LU-2.1.3. Provide a range of land use types and densities to reflect the special characteristics, lifestyles, and opportunities that differentiate various communities and villages in the Santa Clarita Valley, including urban, suburban, and rural living environments.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-1.2, above. The Project includes a range of residential housing types, sizes, and styles, combined with commercial retail, office, school, park, and recreational uses to serve the needs of a growing and increasingly diverse population within the County of Los Angeles (County) and the region.</p>
<p>Policy LU-2.1.4. Adopt a compatible set of land use designations between the County and City of Santa Clarita for land in the Santa Clarita Valley, to be implemented through standards and zones applied by each agency to ensure compatibility with the character of each area and with the goals of the County's Area Plan and the City's General Plan.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy LU-2.1.5. Identify areas with hazardous conditions and ensure that uses in or adjacent to these areas pose minimal risk to public health or safety.</p>	<p>Consistent. The Project incorporates appropriate regulatory compliance measures, Project Design Features (PDFs), and mitigation measures to reduce impacts from natural and man-made hazards, including seismic hazards, hazardous materials, flood hazards, and fire hazards, as further discussed in Section 5.6, Geology and Soils; Section 5.8, Hazards and Hazardous Materials; Section 5.9, Hydrology and Water Quality—Hydrology, and Section 5.15, Public Services—Fire Protection, of this Draft EIR.</p>
<p>Objective LU-2.2. Protect significant community resources from encroachment by incompatible uses, where feasible and appropriate.</p>	<p>Consistent. Land use compatibility is discussed in Section 5.11, Land Use, of this Draft EIR. As evaluated therein, the Project uses would be compatible with the surrounding uses, and the Project would not interfere with the activities on adjacent sites. The Project would not substantially or adversely change the relationships between the land uses or properties in surrounding neighborhoods or communities, nor would it have the long-term effect of adversely altering a neighborhood or community through ongoing disruption, division, or isolation. Impacts regarding compatibility with</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	surrounding uses would therefore be less than significant.
<p>Policy LU-2.2.1. Identify areas of scenic or aesthetic value to the community, and minimize the designation of uses in these areas that would diminish their aesthetic quality.</p>	<p>Consistent. See discussion of Objective LU-1.1, above, regarding the Project's protection of natural features on-site. As discussed in Section 5.1, Aesthetics, Views, and Light and Glare, of this Draft EIR, a number of visual resources are located in the Project vicinity, such as the Santa Clara River (River), rolling hillsides, distant ridgelines, and native vegetation. While the Project Site includes features such as hillsides and oak trees, little of the site's interior is visible from off-site public vantages. Although many of the natural features to be removed on-site influence the existing natural character of the Project Site, none are considered unique. Accordingly, their removal would not represent the loss of significant visual resources. The property is surrounded on all sides by urban and urbanizing development, including a major commercial recreation facility (i.e., Six Flags Magic Mountain), the Interstate 5 (I-5) freeway, and both existing and approved residential communities, and is no longer a remote rural site. Additionally, no designated scenic highways exist in the immediate Project vicinity. As evaluated, view impacts would be less than significant. Although aesthetic impacts would be considered significant based on the anticipated change in the Project Site's visual quality/character, the practical effect of this impact would be limited given the restricted visibility of the site, surrounding urban development, and Project consistency with the Area Plan and zoning land use designations for the site.</p>
<p>Policy LU-2.2.2. Identify sites and areas with historical or cultural value to the community, and ensure that uses in or adjacent to these areas will not impact their historical integrity.</p>	<p>Consistent. There are no above-ground historic resources within the Project Site. Additionally, the Project Site has a low sensitivity for archaeological resources. However, as discussed in Section 5.5, Cultural and Paleontological Resources, of this Draft EIR, there is a high potential to adversely impact significant paleontological resources that may be present within the boundaries of the Project Site, and the Fernandefio Tataviam Band of Mission Indians (Tataviam) have indicated the Project has the potential to disturb culturally sensitive deposits, including human remains. With implementation of the identified mitigation measures, the Project's impacts on cultural heritage resources, including both cultural and paleontological resources, would be less than significant.</p>
<p>Policy LU-2.2.3. Consistent with adopted plans, ensure that adequate open space is set aside and protected from development throughout the planning area in order to provide the benefits of watershed management, habitat preservation and connectivity, and recreational</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-1.3.6, above. In particular, the 27.2-acre Spineflower Preserve would conserve significant habitat on-site. With respect to watershed management, the Project would meet or surpass the requirements of the County Department of Public Works and all applicable</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
opportunities.	National Pollutant Discharge Elimination System (NPDES) permits by providing drainage, flood control, and water quality improvements such as storm drains, debris basins, water quality facilities, and inlet and outlet structures, as discussed in Section 5.9 , Hydrology and Water Quality—Hydrology. Additionally, the Project would include an extensive network of bike lanes and multi-use trails linking the uses on-site and connecting to adjacent communities. Furthermore, the Project would include a 5.6-acre public neighborhood park and two private recreational centers within 2.9 acres.
Objective LU-2.3. Increase mixed use development where appropriate to create more livable neighborhoods, walkable business districts, and to reduce vehicle trips, while ensuring land use compatibility, through the following policies:	Consistent. The Project would create a complete mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities. The Project would incorporate pedestrian-scaled buildings and street frontage improvements to activate the public realm and create livable, walkable neighborhoods. To minimize and shorten vehicle trips, the majority of proposed homes would be within walking distance of the Project's commercial (retail/office) areas, school, park, and trail system. The Project Site is also located near Valencia Commerce Center and Valencia Industrial Center, two of the largest employment centers in the Santa Clarita Valley. A network of bike lanes and multi-use trails within the Project Site would connect to the Specific Plan trail system to the west and the existing community of Westridge to the south, and a pedestrian bridge across Magic Mountain Parkway would connect the residential areas on-site with the main commercial area (Planning Areas 1 through 3). Additionally, the Project would be integrated with the Santa Clarita transit system by including bus stops to encourage residents to rely less on individual vehicular travel.
Policy LU-2.3.1. In a mixed use development, residential densities at the higher end of the allowed range should be allowed only if the development incorporates a robust mix of non-residential uses.	Consistent. See discussion of Objective LU-2.3, above. As evaluated in Section 5.11 , Land Use, of this Draft EIR, the Project's residential density across the highest density area (H5) would be equal to or less than 5 units per gross acre, which is not considered high-density, and the Project includes 730,000 square feet of commercial development.
Policy LU-2.3.2. Either vertical or horizontal integration of uses shall be allowed in a mixed use development, with an emphasis on tying together the uses with appropriate pedestrian linkages.	Consistent. See discussion of Objective LU-2.3, above. While the Project's residential areas would be separated from the main commercial area (Planning Areas 1 through 3) by Magic Mountain Parkway, a pedestrian bridge would be constructed across the roadway to physically connect them.
Policy LU-2.3.3. Manufacturing, processing of goods and materials, and warehousing shall not	Consistent. The Project would not include manufacturing,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
be allowable uses in a mixed use development, although some light manufacturing and warehousing may be appropriate in second story units.	processing of goods and materials, or warehousing uses.
Policy LU-2.3.4. Adequate public spaces and amenities shall be provided in a mixed use development to support both commercial and residential uses, including but not limited to plazas, landscaped walkways, village greens, and greenbelts.	Consistent. See discussion of Objectives LU-1.1 and LU-2.3, above. As part of the Project, a comprehensive landscape plan would be implemented to enhance the existing natural features in the Project vicinity. Additionally, courtyards and other outdoor features would be introduced in the commercial areas on-site.
Policy LU-2.3.5. Mixed use developments shall be designed to create a pedestrian-scale environment through appropriate street and sidewalk widths, block lengths, relationship of buildings to streets, and use of public spaces.	Consistent. The Project would create a mixed-use community with high quality, pedestrian-scaled buildings, varied architecture, public and private open space, and street frontage improvements, while respecting the natural resources and natural features found on-site. Pedestrian-oriented features such as awnings, street lamps, and landscape elements would be introduced to activate the public realm. All streets and sidewalks would meet County requirements. See also discussion of Objective LU-2.3, above.
Policy LU-2.3.6. Provide parking alternatives in mixed use developments, including subterranean parking and structured parking, to limit the amount of surface area devoted to vehicle storage.	Consistent. Parking may be at-grade, subterranean, or structured. In addition, the Project would require approval of Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines. All of these parking features would limit the amount of surface area devoted to vehicle storage.
Objective LU-3.1. Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community.	Consistent. See discussion of Policy LU-2.1.3, above.
Policy LU-3.1.1. On the Land Use Map, designate adequate land for residential use at various densities to provide a mix of housing opportunities for all segments of the population, including attached, detached, senior, and mixed use housing types, which are consistent with community character and meet the region's housing goals.	Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, the zoning changes proposed are consistent with the existing Area Plan land use designations, and the uses proposed would offer a wide variety of residential product types. See discussion of Policy LU-2.1.3, above.
Objective LU-3.1.2 Provide a mix of housing types within neighborhoods that accommodates households with varied income levels.	Consistent. See discussion of Policy LU-2.1.3, above.
Policy LU-3.1.3. Promote opportunities for live-work units to accommodate residents with home-based businesses.	Not Applicable. The Project proposal does not involve mixed-use buildings; thus, there would be no opportunity for live-work units. Nonetheless, most homes would be located within walking distance of commercial centers to

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	accommodate residents with businesses located on the Project Site.
Policy LU-3.1.4. Promote development of workforce housing to meet the needs of those employed in the Santa Clarita Valley.	Consistent. See discussion of Policies LU-1.2.2 and LU-2.1.3, above.
Policy LU-3.1.5. Promote development of housing that is affordable to residents, including households with incomes in the very low, low, and moderate income classifications, through provision of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.	Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, although the Project includes primarily market rate housing as allowed by existing land use classifications, some housing product types proposed may be suitable for persons with moderate income classifications.
Policy LU-3.1.6. Promote development of housing suitable to residents with special needs, including but not limited to senior citizens and persons with disabilities.	Consistent. See discussion of Policy LU-2.1.3, above.
Policy LU-3.1.7. Promote development of housing for students attending local colleges, in consideration of access to campuses to the extent practicable.	Consistent. See discussion of Policy LU-2.1.3, above. The Master's College is located a short distance from the Project Site within the City of Santa Clarita (City).
Objective LU-3.2. Promote walkable neighborhoods that provide safe access to community services and essential services.	Consistent. See discussion of Objective LU-2.3, above.
Policy LU-3.2.1. Require provision of adequate walkways in urban residential neighborhoods that provide safe and accessible connections to destinations such as schools, parks, and neighborhood commercial centers.	Consistent. See discussion of Objective LU-2.3, above.
Policy LU-3.2.2. In planning residential neighborhoods, include pedestrian linkages, landscaped parkways with sidewalks, and separated trails for pedestrians and bicycles.	Consistent. See discussion of Objectives LU-1.1 and LU-2.3, above. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles.
Objective LU-3.3. Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.	Consistent. See discussion of Policy LU-2.1.5, above.
Policy LU-3.3.1. Identify areas subject to hazards from seismic activity, unstable soils, excessive noise, unhealthful air quality, or flooding, and avoid designating residential uses in these areas unless adequately mitigated.	Consistent. Much of the Project Site is designated for residential uses within the Area Plan. The Project Site does not contain any known active faults and is not within an Alquist-Priolo Earthquake Fault Zone. As with any new development in the State, Project building design and construction would be required to conform to current seismic design provisions of the California Building Code.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	<p>The Project grading plan calls for the removal or partial removal of all former landslides on-site, the removal of all surficial slope failures, and the removal or re-grading of the existing cut slopes associated with past petroleum activities. Additionally, in accordance with the Seismic Hazards Mapping Act, a liquefaction investigation would be conducted prior to issuance of a building permit for those portions of the Project Site that are in a liquefaction hazard zone, with appropriate mitigation measures implemented as necessary. With compliance with all applicable regulatory requirements, implementation of the proposed PDFs, and adherence to all engineering recommendations, including grading plan specifications, Project impacts related to geologic and seismic hazards would be less than significant. Refer to Section 5.6, Geology and Soils, of this Draft EIR for further discussion.</p> <p>The Project Site does not include or contain excessive noise or unhealthful air quality, and noise and air quality impacts would be mitigated to the extent feasible, as discussed further in Section 5.3, Air Quality, and Section 5.13, Noise, of this Draft EIR.</p> <p>The Project Site is not located within the Federal Emergency Management Agency's (FEMA) 100-year floodplain or the County's floodway. See also discussion of Policies LU-2.2.3 and LU-2.1.5, above, regarding flood control.</p>
<p>Policy LU-3.3.2. In areas subject to wildland fire danger, ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.</p>	<p>Consistent. As the Project Site is located within a Very High Fire Hazard Severity Zone, a fuel modification plan would be implemented to create distinct fuel modification zones that provide for appropriate setbacks, landscaping, irrigation, and vegetation thinning so as to create adequate defensible space around all potentially combustible structures. With compliance with all relevant regulatory requirements and implementation of the proposed PDFs, Project impacts with respect to fire protection would be less than significant. Refer to Section 5.15, Public Services—Fire Protection, of this Draft EIR, for further discussion.</p> <p>With respect to emergency access, a construction traffic management plan, detailed in PDF ES 5.20-1 in Section 5.20, Transportation/Traffic, of this Draft EIR, would be implemented as part of the Project to address traffic and access during construction. Regional access to the Project Site would continue to be provided by I-5 and State Route 126 (SR-126), with local access provided via The Old Road, Magic Mountain Parkway, and Westridge Parkway, the latter two of which would be extended as part of the Project. These extensions would provide dual access points for the Project Site to promote emergency</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	response and evacuation.
<p>Policy LU-3.3.3. Identify neighborhoods in which uses that pose a potential hazard to human health and safety may be over-concentrated, and address public safety through use of buffer areas, policies on siting decisions for such uses, changing land use designations, or other means as deemed appropriate.</p>	<p>Not Applicable. The Project involves residential, commercial (retail/office), school, and park uses and would not result in an over-concentration of uses that pose a hazard to human health and safety.</p>
<p>Policy LU-3.3.4. Evaluate service levels for law enforcement and fire protection as needed to ensure that adequate response times are maintained as new residential development is occupied.</p>	<p>Consistent. As discussed in Section 5.16, Public Services—Sheriff Protection, of this Draft EIR, additional Sheriff's Department staffing and facilities may be required to ensure the appropriate level of service is provided by the Sheriff's Department to the Project. However, the Project would include appropriate security features as well as an emergency response plan, and the Sheriff's Department anticipates adequate response times to the Project Site. With payment of the applicable Law Enforcement Facilities Fee and implementation of the design features, operational impacts on Sheriff resources would be less than significant.</p> <p>With respect to the California Highway Patrol (CHP), while current staffing levels would continue to allow for daily patrols of the entire service area, only limited coverage to the Project Site could be provided on an as-needed basis, and response times to emergency calls could be extended. Because the revenue base and method of funding allocation presently in place provide for adequate CHP services in the area, it is anticipated that an adequate level of service would be provided in the future through increased revenues generated by the Project and other surrounding projects. As such, impacts to the CHP would be less than significant during Project operation.</p> <p>As discussed in Section 5.16, Public Services—Fire Protection, of this Draft EIR, the Project would not, in and of itself, require new or physically altered Fire Department facilities. The proposed water system would provide sufficient fire flows and meet fire hydrant requirements; the Project's emergency response plan would be approved by the Fire Department, and an extensive list of fire safety features would be incorporated into the Project design, including a fuel modification plan, to ensure adequate fire safety within the Project Site. With compliance with all relevant regulatory requirements and implementation of the proposed PDFs, including payment of the applicable Fire Facility Fees, Project-level impacts with respect to fire protection would be less than significant.</p>
<p>Policy LU-3.3.5. Through the development review process, ensure that all new residential</p>	<p>Consistent. See discussion of Policies LU-3.3.2 and LU-3.3.4, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.	
Policy LU-3.3.6. Ensure adequate street-lighting in all urban residential neighborhoods, as appropriate for each community.	Consistent. In all developed areas of the Project Site, sufficient lighting would be provided to ensure safety and visibility. Security features would be incorporated into the Project's design per PDF ES 5.16-3 in Section 5.16, Public Services—Sheriff Protection , of this Draft EIR, including proper lighting, security lighting, sufficient street lighting, and illuminated building address numbers.
Policy LU-3.3.7. Ensure adequate addressing in all residential neighborhoods for emergency response personnel.	Consistent. See discussion of Policy LU-3.3.6, above.
Policy LU-3.3.8. Within multiple family residential projects comprised of multiple buildings, ensure that project designs include crime prevention measures such as delineating public and private open space, designs for defensible space, easy surveillance by residents of all outdoor and indoor common areas, lack of dead end aisles or paths, and similar measures.	Consistent. See discussion of Policy LU-3.3.6, above. The Project's design would incorporate a variety of operational security features. The potentially gated entries to the residential areas within Planning Areas 4 through 7 would feature Knox-Box (or similar) entry systems to allow emergency access. In all developed areas of the Project Site, sufficient lighting would be provided to ensure safety and visibility. In addition, building address numbers would be well lit to facilitate emergency response. Upon Project completion, the Applicant would provide the Sheriff Station Commander with a diagram of each portion of the Project Site, including building entries and access routes, and provide additional information to facilitate law enforcement response. See PDFs ES 5.16-3 through 5.16-5 in Section 5.16, Public Services—Sheriff Protection , of this Draft EIR.
Objective LU-3.4. Encourage creation of pleasant neighborhoods that provide a high quality of life for residents.	Consistent. See discussion of Objectives LU-1.2 and LU-2.3 and Policy LU-2.3.5, above.
Policy LU-3.4.1. Promote the inclusion of green spaces, neighborhood parks, and other gathering places that allow neighbors to meet one another and encourage "eyes on the street" for safety purposes.	Consistent. As previously indicated, the Project would include a 5.6-acre public neighborhood park and two private recreational centers within 2.9 acres. See also discussion of Objective LU-2.3 and Policy LU-2.3.4, above.
Policy LU-3.4.2. Ensure provision of street trees in urban residential areas where appropriate, to provide shade, comfort, and aesthetic enhancement.	Consistent. As part of the Project, a comprehensive landscape plan would be implemented to enhance the existing natural features in the Project vicinity. In accordance with the County's drought-tolerant landscaping requirements (County Code Title 31), at least 75 percent of the Project's landscaped area would contain plants from the Los Angeles County Drought-Tolerant Plant List. In addition, native trees, including oak trees,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	would be planted, and enhanced with complementary native vegetation. Landscaping would be integrated into the design of Project structures and would include grass/turf yards, small plants and shrubs, street trees, and landscaped parkways and medians. Residential streets would include frontage street trees in compliance with Healthy Design Ordinance provisions of the County Code.
Policy LU-3.4.3. Provide appropriate levels of code enforcement to ensure maintenance of neighborhoods in a clean, healthy, and safe condition.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy LU-3.4.4. Within higher density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high quality living environment.	Consistent. Although not considered high density, the Project includes a 5.6-acre public neighborhood park and two private recreational centers within 2.9 acres. The public neighborhood park would include a number of amenities, such as picnic facilities, children's play areas, a basketball court, a multi-purpose field, and internal park walkways, etc. Separate smaller recreation areas would be located throughout the multi-family Planning Areas within VTTM 53295. These may contain facilities for passive uses or active uses such as tot lots, play courts, and/or pools. As discussed in Section 5.18 , Public Services—Parks and Recreation, per an agreement with the County Parks and Recreation Department, the Project Applicant would satisfy the County's Parkland Dedication Ordinance via the provision of public park space with amenities greater in value than the established in-lieu park fee, thus meeting Quimby Act requirements. See also discussion of Objective LU-1.1 regarding open space to be provided on-site.
Policy LU-3.4.5. Ensure compatibility between single family and multiple family residential developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.	Consistent. As shown in Figure 3-5 , Project Planning Areas and Proposed Land Uses, in Section 3.0 , Project Description, of this Draft EIR, the proposed single-family and multi-family units would be located in separate Planning Areas. The Project's design would generally reflect the character of some of the more recently developed communities in the surrounding area, such as Westridge to the south, and would be compatible with the proposed design and character of future development within the Specific Plan communities to the west and Legacy Village to the southwest. Architectural styles would vary, potentially featuring styles ranging from Spanish colonial and craftsman to contemporary designs relevant to a Southern California aesthetic, in order to create visual diversity and interest, while retaining cohesiveness through the use of consistent color palettes and landscape elements.
Policy LU-3.4.6. Promote mixed-density residential neighborhoods that are consistent	Consistent. See discussion of Objective LU-1.2, and

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
with community character, and avoid over-development of high density multiple family units in any particular location.	Policies LU-2.1.3 and LU-3.4.5, above.
Policy LU-3.4.7. Minimize the prominence of areas devoted to automobile parking and access in the design of residential neighborhoods.	Consistent. See discussion of Policy LU-2.3.6, above. Landscaping within and surrounding parking areas, as well as in medians and parkways adjacent to on-site roadways, would serve to minimize their prominence. In addition, surface parking areas generally would be located away from visible street frontages, with intervening structures to block such views.
Policy LU-3.4.8. Require architectural design treatment along all sides of new housing to promote continuity of architectural scale and rhythm and avoid the appearance of blank walls (360 degree enhancement).	Consistent. See discussion of Objective LU-1.2 and Policy LU-3.4.5, above.
Policy LU-3.4.9. Encourage street cross-sections that locate landscaped parkways between the curb and the sidewalk to create a visually pleasing streetscape and provide pedestrian protection.	Consistent. As previously discussed, landscaped parkways would be introduced adjacent to many of the on-site roadways, in addition to other landscaping and pedestrian amenities. In addition, many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, all streets, sidewalks, and street crossings would meet County requirements, including tree planting requirements along residential frontages and Healthy Design Ordinance provisions for sidewalks.
Objective LU-4.1. Promote creation of strong regional and local economies.	Consistent. As discussed in Section 5.14 , Population, Housing, and Employment, of this Draft EIR, an estimated 2,679 on-site jobs are anticipated to be created by the Project. The Project contains neighborhood-oriented, mixed-use development, including approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail uses, which would contribute toward a high standard of living.
Policy LU-4.1.1. Promote expansion and enhancement of the Valencia Town Center to provide a focal point for cultural, civic, educational, and shopping activities serving the entire Santa Clarita Valley.	Not Applicable. The Project Site is not located in Valencia Town Center.
Policy LU-4.1.2. Promote creation of village commercial centers throughout the Santa Clarita Valley to meet the local and convenience needs of residents.	Consistent. See discussion of Objectives LU-2.3 and LU-4.1, above.
Policy LU-4.1.3. Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.	Consistent. See discussion of Objectives LU-1.1, LU-2.3, and LU-4.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy LU-4.1.4. Promote economic opportunity for all segments of the community, including small businesses and new businesses.	Consistent. See discussion of Objective LU-4.1, above. The commercial floor area would be available to small businesses and new businesses.
Policy LU-4.1.5. Provide a clear and consistent planning and permitting process to encourage new development that conforms to the Area Plan.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy LU-4.1.6. Encourage the development of a range of child care services and facilities to serve the needs of working families, including public and private child care centers, infant care, and after-school care, through supportive zoning regulations and permitting procedures.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project would not impair the ability of owners/tenants of commercial property on-site from offering child care services and facilities in accordance with applicable zoning regulations and permitting procedures.
Objective LU-4.2. Promote job creation, focusing on employment generators in the technical and professional sectors.	Consistent. See discussion of Objective LU-4.1, above. The commercial floor area would be available for businesses within the technical and professional sectors.
Policy LU-4.2.1. Pursue business attraction and expansion programs for clean industries that provide job opportunities for local residents, particularly in the areas of film/entertainment, biotechnology, aerospace, and technology.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project would not impair the ability of owners/tenants of commercial property on-site from introducing film/entertainment, biotechnology, aerospace, and technology uses in accordance with applicable zoning regulations and permitting procedures.
Policy LU-4.2.2. Achieve a balanced ratio of jobs to housing through business expansion and economic development programs, with a goal of at least 1.5 jobs per household.	Consistent. The Project would improve the Valley's jobs/housing ratio by developing a mixed-use master-planned community that includes residential and commercial uses, along with an elementary school, public neighborhood park, and other amenities. As discussed in Section 5.14 , Population, Housing, and Employment, of this Draft EIR, upon buildout, the Project would provide a jobs/housing ratio of approximately 1.70, which meets this policy. A balanced jobs/housing base is a critical component to a sustainable community because it allows people to work close to home and minimizes vehicle miles traveled.
Policy LU-4.2.3. Encourage businesses to locate in all appropriate areas of the community to encourage job creation in closer proximity to workforce housing.	Consistent. See discussion of Objectives LU-2.3 and LU-4.1, above.
Objective LU-4.3. Enhance older commercial and industrial areas.	Not Applicable. The Project Site is not located in an older commercial or industrial area.
Policy LU-4.3.1. Promote redevelopment in Old Town Newhall through construction of public improvements pursuant to the Downtown Newhall Specific Plan and future area planning efforts.	Not Applicable. The Project Site is not located in Old Town Newhall.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy LU-4.3.2. Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents.	Not Applicable. The Project Site is not located in Castaic or Val Verde.
Policy LU-4.3.3. Promote revitalization of commercial uses along Sierra Highway between Soledad Canyon Road and Vasquez Canyon Road, to encourage businesses serving the Canyon Country neighborhoods and support services for the College of the Canyons east campus.	Not Applicable. The Project Site is not located along Sierra Highway.
Policy LU-4.3.4. Promote business development that upgrades and revitalizes older commercial corridors, including Lyons Avenue, Railroad Avenue, Newhall Avenue, Main Street, and Soledad Canyon Road, in a manner that reflects each area's character, architecture, and history.	Not Applicable. The Project Site is not located along older commercial corridors, including the referenced roadways.
Policy LU-4.3.5. Support efforts by the City of Santa Clarita to coordinate with property owners and environmental agencies, and provide assistance as appropriate, to promote clean-up and redevelopment of the Whittaker Bermite property as a business and employment center.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located on the Whittaker-Bermite property.
Policy LU-4.3.6. Support efforts by the City of Santa Clarita to coordinate with property owners and environmental agencies, and provide assistance as appropriate, to promote clean-up and remediation of oil fields west of State Route 14.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within the oil fields west of State Route 14 (SR-14).
Policy LU-4.3.7. Promote revitalization and reuse of the older industrial areas east of the railroad, adjacent to the intersection of Springbrook and Drayton Avenues and in the Honby area adjacent to the Santa Clara River.	Not Applicable. The Project Site is not located in an older industrial area east of the railroad.
Objective LU-4.4. Expand infrastructure to attract and sustain new business.	Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.3, above.
Policy LU-4.4.1. Promote extension of state of the art communication facilities to serve commercial and industrial areas, including fiber optic cable, telecommunication facilities, and other technology as deemed appropriate.	Consistent. While this policy primarily applies to jurisdictional and service provider responsibilities, the Project would nonetheless support it. The Project includes on-site utility systems and would generate demand for telecommunication and other hi-tech facilities.
Policy LU-4.4.2. Improve flood control facilities along Sierra Highway north of Soledad Canyon Road to allow increased use of this corridor for business and employment uses.	Not Applicable. The Project Site is not located along Sierra Highway.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy LU-4.4.3. Evaluate the feasibility of connecting business activity centers throughout the Santa Clarita Valley with light rail, to provide increased mobility and access for customers and employees between the Valencia Town Center, Whittaker Bermite property, Newhall, Valencia Industrial Center, Magic Mountain and Entrada, Newhall Ranch, and other areas as deemed appropriate.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy LU-4.4.4. Protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents.</p>	<p>Consistent. While this policy primarily applies to jurisdictional and service provider responsibilities, the Project would nonetheless support it. The Project's on-site utility and service systems would comply with all applicable standards and requirements to ensure their safety, reliability, integrity, and security.</p>
<p>Objective LU-4.5. Ensure creation of attractive and technology-friendly business environments to attract tenants and employees.</p>	<p>Consistent. See discussion of Objective LU-1.2, above. The Project would feature high quality building materials, pedestrian-scaled buildings designed to activate the public realm, varied architecture to create visual interest, public and private open spaces that offer respite from urban development, and street frontage improvements including substantial landscaping. These materials and building designs would ensure consistency with this Objective.</p>
<p>Policy LU-4.5.1. Promote inclusion of employee amenities in the workplace, including but not limited to outdoor seating and break areas, child care services, wellness facilities, and facilities for bicycle commuters, including bike lockers and showers, where appropriate.</p>	<p>Consistent. See discussion of Policy LU-2.3.4 and Objective LU-4.5, above. Per PDF ES 5.7-4 detailed in Section 5.7, Greenhouse Gas Emissions, of this Draft EIR, bicycle end-trip facilities (parking, showers and lockers) would be provided on-site.</p>
<p>Policy LU-4.5.2. Encourage the provision of usable open space that is accessible to employees and visitors, and discourage the provision of large areas of water-consuming landscaping that are not usable or accessible.</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-3.4.2, above.</p>
<p>Policy LU-4.5.3. Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.</p>	<p>Consistent. The Project incorporates sustainability principles, including an appropriate mix of land uses, job generation, design principles to reduce vehicle miles traveled and commuting distances, access to transit, the provision of open space and recreational amenities, trail connectivity, the preservation of natural areas, water and energy conservation, efficient interior climate control, and the incorporation of green building techniques. With respect to water supply, as detailed in Section 5.21, Utilities and Service Systems—Water Supply and Service, of this Draft EIR, the Project would incorporate design features to reduce water demand, including compliance with applicable provisions of the CALGreen Code (CCR</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	Title 24) and the County's Green Building Standards Code (County Code Title 31), such as the provision of water-efficient plumbing fixtures. The Project also includes a recycled water system for irrigation purposes. Additionally, at least 75 percent of the Project's landscaped area would contain plants from the Los Angeles County Drought-Tolerant Plant List, in accordance with the County's drought-tolerant landscaping requirements. The Project also includes numerous features to ensure future energy conservation, such as energy efficient lighting and solar energy elements (see PDF ES 5.23-1 in Section 5.23 , Utilities and Service Systems—Energy, and PDFs ES 5.7-1 through ES 5.7-3 and PDF ES 5.7-8, detailed in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR).
<p>Policy LU 4.5.4. Encourage the provision of support services for employees within business park areas, such as dining and personal services where appropriate, to reduce vehicle trips and promote pedestrian-friendly work environments.</p>	<p>Consistent. See discussion of Objective LU-2.3, above. It is anticipated that some of the approximately 295,000 square feet of commercial retail uses to be developed on-site would include restaurant uses.</p>
<p>Objective LU-5.1. Provide for alternative travel modes linking neighborhoods, commercial districts, and job centers.</p>	<p>Consistent. See discussion of Objective LU-2.3, above. In support of the Complete Streets Act of 2008 (AB 1358), the Project would include an extensive network of bike lanes and multi-use trails linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. Specifically, the bike and multi-use trails within the Project Site would connect to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south.</p>
<p>Policy LU-5.1.1. Require safe, secure, clearly-delineated, adequately-illuminated walkways and bicycle facilities in all commercial and business centers.</p>	<p>Consistent. See discussion of Policies LU-3.3.6, LU-3.4.9, and LU-4.5.1, and Objective LU-3.4, above.</p>
<p>Policy LU-5.1.2. Require connectivity between walkways and bikeways serving neighborhoods and nearby commercial areas, schools, parks, and other supporting services and facilities.</p>	<p>Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.</p>
<p>Policy LU-5.1.3. Ensure that adequate bus turnouts, served by walkways and comfortable, safe, and convenient waiting facilities, are provided for transit users within residential, shopping, and business developments.</p>	<p>Consistent. The Project's sustainable neighborhood design would facilitate the use of public transit by providing on-site bus stops in accordance with County standards and transit provider requirements (future bus transit routes are anticipated to be extended along Magic Mountain Parkway in the Project area by Santa Clarita Transit as part of a comprehensive Valley-wide transit system; on-site bus stop locations will be determined in consultation with Santa Clarita Transit), as discussed</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	further in Section 5.20 , Transportation/Traffic, of this Draft EIR. Additionally, all streets, sidewalks, and street crossings would meet County requirements.
Objective LU-5.2. Coordinate land use designations with support services and public transit in order to encourage vehicle trip reduction.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective LU-2.3, above.
Policy LU-5.2.1. Designate higher-density residential uses in areas served by public transit and a full range of support services.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objectives LU-1.1 and LU-2.3, above.
Policy LU-5.2.2. Provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy LU-5.2.3. Promote location of non-polluting businesses providing employment opportunities in proximity to neighborhoods, to encourage walking to work.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy LU-5.2.4. Encourage transit-oriented development (TOD) through designation of land uses that allow compact, mixed-use development in proximity to rail stations and multi-modal transit facilities, in conformance with applicable policies.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located in close proximity to rail stations and multi-modal transit facilities.
Policy LU-5.2.5. Encourage the mix of compatible uses in areas where, though not served by rail or transit, mixed uses will achieve more walkable neighborhoods and trip reduction, in conformance with applicable policies.	Consistent. See discussion of Objectives LU-1.1 and LU-2.3, above.
Objective LU-6.1. Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers and streams.	Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, above.
Policy LU-6.1.1. Designate ridgelines throughout the planning area, and preserve these ridgelines from development by encouraging a minimum distance for grading and development from these ridgelines of 50 feet, or more if determined preferable by the reviewing authority based on site conditions.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site does not include any significant ridgelines.
Policy LU-6.1.2. On the Land Use Map, designate publicly owned portions of the Santa Clara River corridor and its major tributaries as	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site does not include any publicly owned portions of the Santa Clara

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Open Space.	River corridor, and none of the tributaries located on-site are considered major tributaries.
Policy LU-6.1.3. Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.	Consistent. See discussion of Objectives LU-1.1 and LU-1.3, above. Compliance with hillside management requirements is addressed in Section 5.11 , Land Use, of this Draft EIR. As discussed, a Conditional Use Permit (CUP) for hillside development would be sought. The layout of proposed development would avoid substantial grading of much of the steepest terrain on-site, including the southernmost portions of the Project Site, and stabilization fill slopes would be constructed where needed. Graded slopes would be contoured to blend with natural slopes, landscaped, and irrigated pursuant to County grading and erosion control requirements. As discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR, impacts to views, including panoramic views of the Valley and surrounding hills and mountains, would be less than significant.
Objective LU-6.2. Provide attractive public and open spaces in places visited by residents and visitors, where feasible and appropriate.	Consistent. See discussion of Objectives LU-1.1, LU-1.2, LU-2.3, and LU-4.5, above.
Policy LU-6.2.1. Promote the inclusion of plazas, courtyards, seating areas, public art, and similar features within commercial centers, business parks, and civic facilities visited by the general public.	Consistent. See discussion of Policies LU-2.3.4 and LU-2.3.5, above.
Policy LU-6.2.2. Provide and enhance trail heads where appropriate with landscaping, seating, trash receptacles and information kiosks.	Not Applicable. The proposed multi-use trails would not necessitate trailheads given the urban nature of the Project Site. Nonetheless, appropriate recreational amenities such as landscaping, benches, and trash receptacles, would be provided within the proposed public park, which would connect to the on-site trail system.
Objective LU-6.3. Beautify streetscapes and gateways to the community.	Consistent. See discussion of Objective LU-1.2, and Policies LU-2.3.5, LU-3.4.2, and LU-3.4.9, above. The intersection of Magic Mountain Parkway and The Old Road would serve as the Project Site's main entrance and a gateway to the Project and the Specific Plan communities to the west.
Policy LU-6.3.1. Promote planting of street trees throughout urban areas in the Santa Clarita Valley.	Consistent. See discussion of Policy LU-3.4.2, above.
Policy LU-6.3.2. Develop compatible landscape plans for major arterials traversing the Santa Clarita Valley, including landscaped medians and parkways, and implement these plans in both County and City of Santa Clarita areas, where feasible and appropriate based on right of way and	Consistent. See discussion of Policies LU-3.4.2 and LU-3.4.9, above. The proposed extension of Magic Mountain Parkway through the Project Site would include a landscaped median, as shown in Figure 5.1-6 , Existing and Proposed Views—Viewpoint 5, in Section 5.1 ,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
other conditions.	Aesthetics, Views, and Light and Glare, of this Draft EIR.
Policy LU-6.3.3. Enhance major entrance points to the community, including on and off ramps from Interstate 5 and State Route 14; entrances along State Route 126; and at the northern and southern entrance points on Sierra Highway, where feasible and appropriate.	Consistent. See discussion of Policies LU-3.4.2 and LU-3.4.9 and Objective LU-6.3, above.
Policy LU-6.3.4. Require undergrounding of utility lines for new development where feasible, and plan for undergrounding of existing utility lines in conjunction with street improvement projects where economically feasible.	Consistent. The Project's major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, would be placed underground.
Policy LU-6.3.5. Restrict the establishment of billboards within the planning area.	Consistent. Project signage would be limited primarily to general ground-level and wayfinding pedestrian/vehicular signage and building identification signage. Project signage would be in keeping with the character of other nearby residential communities and commercial districts.
Objective LU-6.4. Protect the Santa Clarita Valley's significant historical and cultural resources in a scenic setting through appropriate land use designations.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. There are no above-ground historic resources within the Project Site. Additionally, the Project Site has a low sensitivity for archaeological resources. See discussion of Policy LU-2.2.2, above. With implementation of proposed mitigation, the Project's impacts on cultural heritage resources, including both cultural and paleontological resources, would be less than significant.
Policy LU-6.4.1. Maintain the historic buildings in Newhall, including the William Hart Regional Park buildings, the Tom Mix cottages at Heritage Junction, the American Theater, the Melody Ranch, and various other commercial and residential structures designated as local historic resources, through implementation of preservation measures in the Downtown Newhall Specific Plan.	Not Applicable. The Project Site is not located in Newhall. Additionally, there are no above-ground historic resources within the Project Site.
Policy LU-6.4.2. Enhance the area around historic Lang Station by requiring a Specific Plan for redevelopment of this area.	Not Applicable. The Project Site is not located near Lang Station.
Policy LU-6.4.3. Maintain cultural resources from pre-historical Native American habitation and historical settlement in the areas around Vasquez Rocks, Elsmere Canyon, and along the Santa Clara River, through designation of these areas as Open Space on the Land Use	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-2.2.2, above. With implementation of proposed mitigation, the Project's impacts on cultural heritage resources, including both cultural and paleontological resources, would be less than

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Map.	significant.
Policy LU-6.4.4. Maintain the historic site of Mentryville by designating the site as Open Space on the Land Use Map.	Not Applicable. The historic site of Mentryville is not located within the Project Site.
Policy LU-6.4.5. Maintain the historic area of the Rancho San Francisco Estancia through implementation of preservation measures in the Newhall Ranch Specific Plan.	Not Applicable. The Project Site is not located in the historic area of the Rancho San Francisco Estancia.
Policy LU-6.4.6. Through the environmental review and development review processes, evaluate impacts on historic and cultural sites from proposed development and require appropriate mitigation.	Consistent. Impacts with respect to cultural resources, including historic and archaeological resources, as well as paleontological resources, are evaluated in Section 5.5, Cultural and Paleontological Resources , of this Draft EIR. Appropriate mitigation is also provided therein. See discussion of Policy LU-2.2.2, above.
Objective LU-6.5. Promote high quality development that enhances the urban environment and builds long-term value.	Consistent. See discussion of Objectives LU-1.2 and LU-2.3 and Policy LU-2.3.5, above.
Policy LU-6.5.1. Require use of high quality, durable, and natural-appearing building materials, pursuant to the ordinances developed through the County's Green Building Program.	Consistent. While it is noted that the County's Green Building Program is in the process of being modified (now part of County Code Title 31), the Project would nonetheless meet this policy. See discussion of Objective LU-4.5, above.
Policy LU-6.5.2. Encourage the use of designs and architectural styles that incorporate classic and timeless architectural features.	Consistent. See discussion of Objectives LU-1.2 and LU-4.5 and Policy LU-3.4.5, above.
Policy LU-6.5.3. Require architectural enhancement and articulation on all sides of buildings (360 degree architecture), with special consideration at building entrances and corners, and along facades adjacent to major arterial streets.	Consistent. See discussion of Objective LU-1.2 and Policy LU-3.4.5, above.
Policy LU-6.5.4. Evaluate new development in consideration of its context, to ensure that buildings create a coherent living environment, a cohesive urban fabric, and contribute to a sense of place consistent with the surrounding neighborhoods.	Consistent. See discussion of Objectives LU-1.2 and LU-4.5 and Policy LU-3.4.5, above.
Objective LU-7.1. Achieve greater energy efficiency in building and site design.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy LU-7.1.1. Require shade trees within parking lots and adjacent to buildings to reduce the heat island effect, in consideration of Fire Department fuel modification restrictions.	Consistent. See discussion of Policy LU-3.3.2 and Policy LU-3.4.2, above.
Policy LU-7.1.2. Promote the use of solar	Consistent. See discussion of Policy LU-4.5.3, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
panels and renewable energy sources in all projects.	Regarding renewable energy sources, PDF ES 5.7-2 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR calls for the Project to produce or cause to be produced renewable electricity, or secure GHG offsets or credits from a public agency (e.g., CARB, SCAQMD) endorsed market, equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than 2-kilowatt (kW) solar panel for every single-family residence, and for every 1,600 square feet of non-residential roof area. Additionally, PDF ES 5.7-3 requires solar water heaters to provide 100 percent of the heating needs for the public pool at the community recreational center, while PDF ES 5.7-8 requires the Project Applicant or its designee to offer a solar energy system option to all customers who enter negotiations to purchase a new production home.
Policy LU-7.1.3. Encourage development of energy-efficient buildings, and discourage construction of new buildings for which energy efficiency cannot be demonstrated.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy LU-7.1.4. Support the establishment of energy-efficient industries in the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project would not impair the ability of owners/tenants of commercial property on-site from introducing energy-efficient industries, in accordance with applicable zoning regulations and permitting procedures.
Objective LU-7.2. Ensure an adequate water supply to meet the demands of growth.	Consistent. While this objective applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. As discussed in Section 5.21 , Utilities and Service Systems—Water Supply and Service, of this Draft EIR, which is based on large part on a Water Supply Assessment (WSA) prepared by Valencia Water Company (VWC), VWC has reported it has sufficient capacity to meet the Project's potable water demand, in addition to the demand associated with the existing and planned future land uses within its service area. The Project also includes a recycled water system to minimize the use of potable water for landscaping needs. Also see discussion of Policy LU-4.5.3, above.
Policy LU-7.2.1. Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.	Consistent. While this objective applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective LU-7.2, above.
Policy LU-7.2.2. If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in	Consistent. While this objective applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective LU-7.2, above. As discussed in Section 5.21 , Utilities and Service Systems—Water Supply and Service, of this Draft

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
consultation with water districts to ensure adequate long-term supply for existing businesses and residents.	EIR, drought conditions currently exist throughout the State, and water suppliers are implementing measures to prevent water shortages.
Policy LU-7.2.3. Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Consistent. See discussion of Objective LU-7.2, above.
Objective LU-7.3. Protect surface and ground water quality through design of development sites and drainage improvements.	Consistent. With respect to water quality, as discussed in Section 5.10 , Hydrology and Water Quality—Water Quality, of this Draft EIR, implementation of the Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP), and compliance with low impact development (LID) requirements, would reduce the discharge of potential pollutants from stormwater runoff to the maximum extent practicable during the construction and operation phases of the Project. Moreover, the Project includes a comprehensive series of drainage, flood control, and water quality improvements designed to meet or exceed the ongoing NPDES permit requirements.
Policy LU-7.3.1. Promote the use of permeable paving materials to allow infiltration of surface water into the water table.	Consistent. As discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, following Project completion, approximately 56 percent of the Project Site would consist of non-erodible surfaces, landscaping, and undeveloped areas. Additionally, as discussed in Section 5.10 , Hydrology and Water Quality—Water Quality, in commercial areas, parking lot and roof runoff would be directed to landscaped parkways or sections of porous pavement to provide infiltration and initial treatment prior to discharge into the drainage system.
Policy LU-7.3.2. Maintain stormwater runoff onsite by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas and use of drainage areas as design elements, where feasible and reasonable.	Consistent. See discussion of Objective LU-7.3 and Policy LU-7.3.1, above.
Policy LU-7.3.3. Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.	Consistent. See discussion of Objective LU-7.3 and Policy LU-7.3.1, above. With respect to runoff, relevant Project Best Management Practices (BMPs) include site design, source control, LID, and treatment control BMPs in compliance with the Municipal Separate Storm Sewer System (MS4) Permit and SUSMP requirements. The LID BMPs would provide substantial runoff volume reduction via infiltration and evapotranspiration and, therefore, would provide hydromodification source control, as well as stormwater treatment. Additionally, as required by state and County standards, the Project's drainage system would ensure that post-development peak flow rates would not exceed pre-development peak, burned/bulked

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	<p>flow rates.</p> <p>With respect to parking, the Project would require approval of Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines.</p>
<p>Policy LU-7.3.4. Implement best management practices for erosion control throughout the construction and development process.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policy LU-7.3.3, above.</p>
<p>Policy LU-7.3.5. Limit development within flood-prone areas to minimize down-stream impacts.</p>	<p>Consistent. The Project Site is not located within FEMA's 100-year floodplain or the County's floodway, and none of the proposed development would be placed within the County's 50-year capital floodplain; therefore, development would not be subject to flood hazards. See also discussion of Policy LU-7.3.3, above.</p>
<p>Policy LU-7.3.6. Support emerging methods and technologies for the on-site capture, treatment, and infiltration of stormwater and greywater, and amend the County Code to allow these methods and technologies when they are proven to be safe and feasible.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1 and LU-7.3.3, above. Water quality facilities constructed as part of the Project would include parcel-based infiltration and biofiltration BMPs; biofiltration BMPs within the roadway rights-of-way; and regional infiltration/biofiltration basins. Also see discussion of Policy LU-4.5.3, above, regarding the proposed recycled water system.</p>
<p>Objective LU-7.4. Promote water conservation through building and site design.</p>	<p>Consistent. See discussion of Policy LU-4.5.3, above.</p>
<p>Policy LU-7.4.1. Require the use of drought tolerant landscaping, native California plant materials, and evapo-transpiration (smart) irrigation systems.</p>	<p>Consistent. See discussion of Policies LU-3.4.2 and LU-4.5.3, above.</p>
<p>Policy LU-7.4.2. Require the use of low-flow fixtures in all nonresidential development and residential development with five or more dwelling units, which may include but are not limited to water conserving shower heads, toilets, waterless urinals and motion-sensor faucets, and encourage use of such fixtures in building retrofits as appropriate.</p>	<p>Consistent. See discussion of Policy LU-4.5.3, above.</p>
<p>Objective LU-7.5. Promote waste reduction through site and building design.</p>	<p>Consistent. As discussed in Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR, during Project construction, the Project Applicant would establish a Solid Waste Diversion Program requiring 65 percent waste diversion, in compliance with the County Code. As to Project operation, the Project Applicant would initially establish a Solid Waste Diversion Program requiring 50 percent waste diversion, in compliance with the California Integrated Waste Management Act of 1989; in addition, once Assembly Bill (AB) 341's recycling goal becomes effective in 2020, the Project Applicant would require that</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	75 percent of solid waste generated be source reduced, recycled, or composted. Furthermore, in the multi-family, commercial, and institutional (i.e., school and park) areas within the Project Site, the Project Applicant would provide accessible and convenient areas for collecting and loading recyclable materials in compliance with the County's recycling collection ordinance. All of these measures would reduce the Project's solid waste generation during construction and operation, and promote recycling.
Policy LU-7.5.1. Ensure that all new development provides adequate space for recycling receptacles and bins on site.	Consistent. See discussion of Objective LU-7.5, above.
Policy LU-7.5.2. Promote the use of recycled building materials.	Consistent. The viability of using recycled building materials depends on factors such as availability, quality, and cost. While decisions regarding their use will be made during final Project design, the Project Applicant would not prohibit the use of such materials.
Objective LU-7.6. Protect natural habitats through site design where reasonable and feasible.	Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, above. Additionally, although oak trees would be removed, an estimated 37 regulation-size oak trees, including four heritage oaks, would be preserved (11 would be encroached upon during construction), and up to 158 new oak trees of 15-gallon size would be planted per the County's Oak Tree Ordinance and current County practices. As discussed in Section 5.4 , Biological Resources, following implementation of the proposed mitigation measures, impacts with respect to biological resources (including plants, vegetation communities, critical habitat, and waters and wetlands) would be less than significant.
Policy LU-7.6.1. Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.	Consistent. As discussed in Section 5.1 , Aesthetics, Views, Light and Glare, of this Draft EIR, based on the Project's design and with implementation of the PDFs and regulatory compliance measures, Project impacts with respect to light and glare would be less than significant. Additionally, see discussion of Policy LU-3.3.6, above.
Policy LU-7.6.2. Preserve habitat connectivity in site planning where feasible, and discourage the creation of open space islands surrounded by paving.	Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, above. As discussed in Section 5.4 , Biological Resources, of this Draft EIR, the two main corridors and linkages identified by the South Coast Missing Linkages Project—the east–west Santa Clara River corridor and the north–south Santa Monica–Sierra Madre connection—would both be preserved in the context of their relationship to Newhall Land property and the study area. Further, the 27.2-acre Spineflower Preserve proposed on-site would function as part of a

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	system of actively managed preserves.
<p>Policy LU-7.6.3. Protect wildlife corridors through site design and appropriate land use designations, including mapped corridors and other corridors that may be identified through biological surveys.</p>	<p>Consistent. See discussion of Policy LU-7.6.2, above. As discussed in Section 5.4, Biological Resources, of this Draft EIR, the Project Site generally has limited value as a wildlife corridor habitat linkage because of existing development on three sides of the site. Loss of movement through Magic Mountain Canyon, a north-south wildlife corridor between the Santa Susanna Mountains and the Santa Clara River, will not substantially affect regional wildlife movement. The South Coast Missing Linkages Project did not identify the Project Site and immediate vicinity as important for regional wildlife connectivity.</p>
<p>Policy LU 7.6.4. Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, above, as well as Policy LU-6.1.3 regarding compliance with hillside management requirements. Also see discussion of Objective LU-7.6, above.</p>
<p>Objective LU-7.7. Protect significant mineral resources, natural gas storage facilities, and petroleum extraction facilities from encroachment by incompatible uses.</p>	<p>Consistent. While the Project Site is located entirely within an MRZ-3 zone, indicating that mineral deposits are expected to occur but their extent is unknown, the Project Site does not include any active mineral extraction operations, and all of the former oil and gas wells on-site have been abandoned pursuant to applicable standards. Ongoing oil and gas extraction activities within the surrounding area and potential future extraction from beneath the site would not be hindered by Project development.</p>
<p>Policy LU-7.7.1. Maintain a suitable distance and/or provide buffering to separate aggregate mining and processing activities from nearby residential uses and other uses with sensitive receptors to noise and airborne emissions.</p>	<p>Not Applicable. The Project Site is not located in close proximity to aggregate mining and processing activities, nor are such uses proposed as part of the Project.</p>
<p>Policy LU-7.7.2. Avoid designating land uses in areas with significant mineral resources or utility facilities that would preclude the future extraction and use of those resources and facilities.</p>	<p>Consistent. See discussion of Objective LU-7.7, above.</p>
<p>Policy LU-7.7.3. Encourage the operators of existing surface mines to consider an end use site restoration plan that will result in land use conversions to aide in implementing the job-housing balance policies, economic vitality goals and policies, and which will reinforce the image of the Santa Clarita Valley as an eco-conscious community.</p>	<p>Not Applicable. The Project Site does not include any existing surface mines.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Objective LU-7.8. Protect significant woodlands, heritage oak trees, and other biological resources from the impacts of development.</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-1.1.4, as well as Objective LU-7.6, above. As discussed in Section 5.4, Biological Resources, of this Draft EIR, the Project Site includes 4.5 acres of Valley oak forest and woodland (Valley oak/grass). Project implementation would require the removal of up to 67 oak trees, including 3 heritage oak trees, and encroachment on up to 11 oak trees, including 1 heritage oak tree. With mitigation, including the planting of up to 158 new oak trees of 15-gallon size per the County's Oak Tree Ordinance and current County practices, Project impacts on oak trees and oak woodlands would be mitigated to less-than-significant levels. See MM ES 5.4-17/RMDP-SCP BIO-22 regarding the Oak Resource Management Plan.</p>
<p>Policy LU-7.8.1. Adopt and implement policies for protection of oak woodlands and oak trees throughout the planning area that are compatible with City of Santa Clarita policies.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would generally support it. See discussion of Objectives LU-7.6 and LU-7.8, above.</p>
<p>Policy LU-7.8.2. Protect all designated Significant Ecological Areas (SEA's) from incompatible development.</p>	<p>Not Applicable. The Project Site is not located within a Significant Ecological Area (SEA).</p>
<p>Objective LU-8.1. Work with service providers to plan for adequate community facilities and services to meet the needs of present and future residents.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would generally support it. See discussion of Objective LU-1.1, above.</p>
<p>Policy LU-8.1.1. Coordinate plans for new residential development with affected school districts to ensure adequate mitigation of impacts on school facilities; provision of facilities and programs to promote academic excellence for Santa Clarita Valley students; coordination on joint use of facilities and transportation; and long-range planning.</p>	<p>Consistent. As discussed in Section 5.17, Public Services—Schools, of this Draft EIR, The Newhall Land and Farming Company (the Applicant) has entered into School Facilities Funding Agreements with the following School Districts: Newhall, Saugus Union, and William S. Hart Union High. These Agreements require, among other things, the Applicant to set aside land and provide funds to construct an elementary school within the Project Site as mitigation for development of the Project. With compliance with the Agreements, Project-level impacts with regard to schools would be less than significant.</p>
<p>Policy LU-8.1.2. Implement a master plan for trails throughout the Santa Clarita Valley to serve all residents.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would generally support it. See discussion of Objective LU-5.1, above. A Master Plan of Trails is included as Figure CO-9 in the Area Plan; however, it does not include any trails through the Project Site.</p>
<p>Policy LU-8.1.3. Implement a master plan for parks, with special focus on provision of additional playfields for youth sports in locations</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
accessible to underserved neighborhoods.	
Policy LU-8.1.4. Ensure that an adequate and diverse supply of child care facilities and services is available to parents who live and/or work in the Santa Clarita Valley, by promoting child care facilities in commercial and residential areas, subject to the provisions of the County Zoning Ordinance.	Consistent. See discussion of Policy LU-4.1.6, above.
Policy LU-8.1.5. Coordinate with the Los Angeles County Library System to assist in expanding library services as needed to meet the needs of the community.	Consistent. As discussed in Section 5.19 , Public Services—Libraries, consultation with the County of Los Angeles Public Library has occurred to evaluate potential library impacts. With payment of the applicable Library Facilities Mitigation Fee, Project-level impacts to library services would be less than significant.
Policy LU-8.1.6. Coordinate with the Arts Alliance and other similar entities to promote access to cultural events and facilities for all residents.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve the development of cultural facilities.
Policy LU-8.1.7. Work with medical service providers to facilitate preservation and enhancement of health services, including the Santa Clarita Valley's trauma center, provided applications are in conformance with applicable Area Plan policies and environmental requirements.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve the development of health care facilities.
Policy LU-8.1.8. Work with social service agencies providing assistance to homeless persons to develop and maintain a suitable shelter in the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve the development of a shelter.
Policy LU-8.1.9. Assist persons and households with temporary housing needs by promoting transitional housing facilities for victims of domestic violence in multiple family residential land use designations, subject to the provisions of the County Zoning Ordinance.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve the development of transitional housing.
Policy LU-8.1.10. Coordinate with agencies that provide services to seniors and the elderly to expand senior facilities, which may include a new senior center.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve the development of senior facilities.
Policy LU-8.1.11. Work with existing utilities, agencies and renewable energy companies to remove barriers to renewable energy production.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy LU-8.1.12. The City, County and the school districts shall cooperate to identify	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
appropriate land to construct new school facilities throughout the planning area. Annual information and update meetings between the planning agencies and the districts are encouraged.	nonetheless support it. See discussion of Policy LU-8.1.1, above.
Policy LU-8.1.13. In meeting state law for mitigation, there may be times when additional resources are required in order for the district to fully provide necessary services. Accordingly, Developers are encouraged to reach full mitigation agreements with the appropriate school districts impacted by their proposed project. Mitigation may include, but might not be limited to, modifications to existing school sites.	Consistent. See discussion of Policy LU-8.1.1, above.
Policy LU-8.1.14. Developers of infill projects shall be aware of the potential cumulative effect that these smaller projects have on schools. Pre and post construction, infill projects shall be monitored to evaluate student generation rates.	Consistent. Cumulative impacts on schools are evaluated in Section 5.17 , Public Services—Schools, of this Draft EIR and were determined to be less than significant. Also see discussion of Policy LU-8.1.1, above.
Policy LU-8.1.15. Proposed school sites shall be sufficiently sized, pre-identified and on California Department of Education and Department of Toxic Substances Control approvable land. Further site design considerations shall include appropriate pedestrian and bicycle access.	Consistent. See discussion of Policy LU-8.1.1, above. The proposed elementary school would comply with all applicable regulations. The design of the proposed elementary school would include appropriate pedestrian and bicycle access, as previously discussed.
Objective LU-8.2. Ensure equal access to community services and facilities by all residents.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project includes a variety of public facilities, including an elementary school and neighborhood park, which would be accessible to all residents.
Policy LU-8.2.1. In making locational decisions for siting new community facilities, consider ease of access for all users (vehicular, pedestrian, and transit).	Consistent. See discussion of Objectives LU-1.1, LU-2.3, and LU-5.1, above. The Project also includes an on-site circulation network and additional off-site transportation improvements (as mitigation) to improve connections within the local and regional roadway networks.
Policy LU-8.2.2. Identify neighborhoods that are underserved by public facilities and community services, and plan for equitable distribution of these facilities.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located in an existing neighborhood, and the Project includes appropriate public facilities and services. See discussion of Objective LU-8.2, above.
Objective LU-8.3. Promote equitable development and utilization of land.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	nonetheless support it. In particular, the Project would be consistent with the Area Plan land use designations for the Project Site, as discussed in Section 5.11 , Land Use, of this Draft EIR. See discussion of Objective LU-1.1 and Policy LU-2.1.3, above.
Policy LU-8.3.1. Require fair and equitable treatment in considering, adopting, implementing, and enforcing development regulations and policies, including but not limited to providing equal opportunity for public input and considering impacts from development approvals on all segments of the population.	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, that the Project has been and will continue to be subject to all applicable development regulations, including environmental impact analysis and public review required under CEQA.
Objective LU-9.1. Coordinate land use planning with provision of adequate public services and facilities to support development.	Consistent. The Project includes the development of utility and public service infrastructure that would tie into existing systems in the area. In particular, the proposed potable water, reclaimed water, wastewater, electricity, and natural gas systems would connect to existing systems in the immediate vicinity and would provide adequate capacity for the Project. Additionally, Section 5.21 , Utilities and Service Systems—Water Supply and Service, and Section 5.22 , Utilities and Service Systems—Wastewater Disposal, of this Draft EIR both include an analysis of the Project relative to the County Development Monitoring System (DMS). The primary purpose of the DMS is to ensure that new development in urban expansion areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates. To accomplish this purpose, the DMS is used to determine the availability of certain public services, including water and wastewater service, on an individual and cumulative basis; analyze the expansion costs to certain public service providers; and work towards ensuring that the expansion costs of new development are paid for by that development. As evaluated in the respective sections of this Draft EIR, the Project would be consistent with DMS policies as they relate to water, wastewater, and other public services and utilities. See also discussion of Objective LU-1.1 and Policy LU-4.4.4, above.
Policy LU-9.1.1. Ensure construction of adequate infrastructure to meet the needs of new development prior to occupancy.	Consistent. See discussion of Objective LU-1.1 and Policies LU-3.3.4, LU-8.1.1, LU-8.1.5, above. Also see discussion of Objective LU-9.1, above. As previously discussed, the Project also includes an on-site circulation network and additional off-site transportation improvements (as mitigation) to accommodate Project traffic.
Policy LU-9.1.2. Coordinate review of development projects with other agencies and special districts providing utilities and other	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. This Draft EIR and associated

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
services.	technical reports have been or will be reviewed by the appropriate agencies and County departments providing utilities and other services. Specifically, for example, the Water Supply Assessment prepared for the Project was approved by Valencia Water Company on December 8, 2014, and the Sewer Area Study prepared for the Project was approved by the County Department of Public Works on February 19, 2014.
Policy LU-9.1.3. Protect major utility transmission corridors, pumping stations, reservoirs, booster stations, and other similar facilities from encroachment by incompatible uses, while allowing non-intrusive uses such as plant nurseries, greenbelts and recreational trails.	Consistent. Southern California Edison maintains high voltage electric transmission lines and towers that traverse the southern portion of the Project Site, as well as two pad-mounted electrical transformers and six pole-mounted electrical transformers on-site. In addition, the Southern California Gas Company maintains a high-pressure transmission main that traverses the Project Site along the southern site boundary. The Project would not include incompatible uses that would encroach upon these facilities, and the southern portion of the Project Site would be maintained as open space. Additionally, the Project includes a proposed four-million gallon reservoir tank and an expanded booster station, both of which would be located near an existing water reservoir tank in an area outside of the proposed tract map.
Policy LU-9.1.4. Develop and apply compatible standards within County and City of Santa Clarita areas for design and maintenance of utility infrastructure, in consideration of the character of each community.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-4.4.4, above.
Policy LU-9.1.5. Work with the Los Angeles County Sheriff's Department to expand law enforcement facilities to meet the needs of the Santa Clarita Valley's growing population.	Consistent. See discussion of Policies LU-3.3.4 and LU-3.3.8, above.
Policy LU-9.1.6. Coordinate with appropriate agencies and organizations to ensure that landfill expansion needs are met while minimizing adverse impacts to Valley residents.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within, nor does it include, a sanitary landfill.
Policy LU-9.1.7. Provide for location of additional waste transfer stations and other facilities to promote recycling and reuse of materials within Industrial designations on the Land Use Map, subject to the provisions of the County Zoning Ordinance.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not designated for industrial uses.
Objective LU-9.2. Coordination of County and City of Santa Clarita sewer master planning and sewer mitigation to support future development and avoid fiscal impacts to local government or the existing community.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policies LU-4.4.4 and LU-9.1.2, and Objective LU-9.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy LU-9.2.1. Ensure that the cost of extending new sewer infrastructure is fully borne by the development that is served, and is not passed on to the existing community.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-9.1, above. As discussed in Section 5.22, Utilities and Service Systems—Wastewater, of this Draft EIR, the Project includes an on-site wastewater system that would connect to the existing local wastewater collection system. Additionally, the Project Applicant would pay the applicable fee(s) for wastewater connections and services, as required.</p>
<p>Policy LU-9.2.2. Require that all new development mitigates its impact on existing sewer capacity by upgrading facilities when warranted or payment of a fee to allow construction of new facilities when needed.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-9.1, as well as Policy 9.2.1, above.</p>
<p>Policy LU-9.2.3. Develop a common County/City of Santa Clarita capacity-based threshold to determine when new development will be required to construct upsized downstream sewer facilities.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy LU-9.2.4. Facilitate the efficient construction of sewer infrastructure by sizing facilities to accommodate anticipated future sewer flows within the sewer shed.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-9.1, as well as Policy 9.2.1, above. As discussed in the analysis of cumulative impacts in Section 5.22, Utilities and Service Systems—Wastewater, of this Draft EIR, because three of the four Related Projects to be served by the same local sewer service system as the Project are proposed by the same Project Applicant as the Entrada South Project, the wastewater infrastructure proposed as part of the Project takes into account future wastewater flows from these surrounding properties to ensure adequate pipe sizing, both within the Project Site and downstream.</p>
<p>Policy LU-9.2.5. Cooperate with the development community to allow reimbursement for the cost of constructed sewer facilities with a capacity that exceeds what would be required to mitigate a project's own sewer impact.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy LU-9.2.6. Coordinate to ensure that new development projects have agreed to mitigate both County and City of Santa Clarita sewer impacts prior to project approval.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-9.1, as well as Policy 9.2.1, above.</p>
<p>Circulation Element</p>	
<p>Objective C-1.1. Provide multi-modal circulation systems that move people and goods efficiently while protecting environmental resources and quality of life.</p>	<p>Consistent: While this goal is not necessarily applicable on a project-specific basis, the Project would support it by including an on-site circulation network and additional off-site transportation improvements (as mitigation) to improve connections within the local and regional roadway networks, as well as an extensive network of bike lanes and multi-use trails within the Project Site that</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	would connect to the Specific Plan trail system to the west and the existing community of Westridge to the south. Additionally, the Project would be integrated with the Santa Clarita transit system by including bus stops to encourage residents to rely less on individual vehicular travel. Furthermore, the Project would incorporate measures to protect environmental resources and quality of life, including measures to reduce air and greenhouse gas emissions, minimize hazards, and ensure water quality, as detailed in the regulatory compliance measures, PDFs, and mitigation measures in Section 5.3 , Air Quality; Section 5.7 , Greenhouse Gas Emissions; Section 5.8 , Hazards and Hazardous Materials; and Section 5.10 , Hydrology and Water Quality—Water Quality, of this Draft EIR. See also discussion of Objectives LU-1.1 and LU-2.3, above.
Policy C-1.1.1. Reduce dependence on the automobile, particularly single-occupancy vehicle use, by providing safe and convenient access to transit, bikeways, and walkways.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above. The Project includes a transportation demand management (TDM) program detailed in PDF ES 5.7-4 through PDF ES 5.7-6 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, which include measures to encourage carpooling, ride-matching, bike facilities, and telecommuting. Implementation of these measures would serve to reduce single-occupancy vehicle trips.
Policy C-1.1.4. Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.	Consistent. See discussion of Objective LU-2.3, and Policy C-1.1.1, above.
Policy C-1.1.5. Plan for efficient links between circulation systems at appropriate locations, including but not limited to bus-rail connections and pedestrian-bus connections.	Consistent. As previously discussed, the Project would provide for efficient links between the proposed network of bike lanes, multi-use trails, and the proposed bus stops. See discussion of Objective LU-2.3, above.
Policy C-1.1.6. Provide adequate facilities for multi-modal travel, including but not limited to bicycle parking and storage, expanded park-and-ride lots, and adequate station and transfer facilities in appropriate locations.	Consistent. See discussion of Policy C-1.1.1, above. The Project's voluntary Commute Trip Reduction program included in the TDM program would discourage single-occupancy vehicle trips and encourage alternative modes of transportation through the provision of bicycle end-trip facilities (parking, showers, and lockers). Additionally, the TDM program includes preferential parking for carpools and vanpools, flexible work schedules for carpools, a ride-sharing program with dedicated parking areas and ride-matching assistance, and a transportation coordinator.
Policy C-1.1.8. Acquire and/or reserve adequate right-of-way in transportation corridors to accommodate multiple travel modes, including bus turnouts, bus rapid transit (BRT), bikeways, walkways, and linkages to trail	Consistent. As previously discussed, the Project includes an extensive network of bike lanes and multi-use trails linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. In particular, striped 5- to 7-foot-wide Class II bike lanes are proposed in each direction along Magic

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
systems.	Mountain Parkway, with an approximate length of 8,090 linear feet. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy C-1.1.9. Incorporate funding for all modes of transportation in the capital improvement program, and seek discussion of funding from all available sources for multi-modal system development.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-1.1.10. Provide for flexibility in the transportation system to accommodate new technology as it becomes available, in order to reduce trips by vehicles using fossil fuels where feasible and appropriate.	Not Applicable. As it relates to regional transportation system planning, this policy applies to jurisdictional responsibilities. See discussion of Objective LU-2.3 and Policy C-1.1.1, above.
Policy C-1.1.11. Promote use of multi-modal facilities by providing adequate and attractive way-finding programs directing users to transit stations, park-and-ride lots, bicycle storage, and other facilities.	Consistent. The Project would promote the use of multi-modal facilities by providing general ground-level and wayfinding pedestrian/vehicular signage, as well as building identification signage.
Policy C-1.1.13. Design new activity centers and improve existing activity centers to prioritize walking, bicycling and circulator transit for internal circulation of person-travel.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Objective C-1.2. Coordinate land use and circulation planning to achieve greater accessibility and mobility for users of all travel modes.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project includes an on-site circulation network and additional off-site transportation improvements (as mitigation) to facilitate mobility and access within the Project vicinity. Additionally, the proposed uses would be located in proximity to I-5 and SR-126, thus facilitating access and mobility, and improving the productivity of the transportation system. See discussion of Objective LU-2.3, above.
Policy C-1.2.1. Develop coordinated plans for land use, circulation, and transit to promote transit-oriented development that concentrates higher density housing, employment, and commercial areas in proximity to transit corridors.	Consistent. Although not considered high density or located along a major transit corridor, the Project would nonetheless support this policy. See discussion of Objectives LU-2.3 and C-1.2, above.
Policy C-1.2.2. Create walkable communities, with paseos and walkways connecting residential neighborhoods to multi-modal transportation services such as bus stops and rail stations.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy C-1.2.3. Require that new commercial and industrial development provide walkway connections to public sidewalks and transit	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
stops.	
Policy C-1.2.5. In mixed use projects, require compact development and a mix of land uses to locate housing, workplaces, and services within walking or bicycling distance of each other.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy C-1.2.7. In pedestrian-oriented areas, provide a highly connected circulation grid with relatively small blocks to encourage walking.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1 and Policy LU-2.3.5, above.
Policy C-1.2.8. Provide safe pedestrian connections across barriers, which may include but are not limited to major traffic corridors, drainage and flood control facilities, utility easements, grade separations, and walls.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles.
Policy C-1.2.9. Emphasize providing right-of-way for nonvehicular transportation modes so that walking and bicycling are the easiest, most convenient modes of transportation available for short trips.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1 and Policy C-1.1.8, above.
Policy C-1.2.10. Protect communities by discouraging the construction of facilities that sever residential neighborhoods.	Consistent. As discussed in the Initial Study prepared for the Project, provided in Appendix 1A of this Draft EIR, implementation of the Project would not physically divide an established community since the site is currently vacant. Furthermore, the adjacent communities (e.g., Westridge and Mission Village) are distinct and generally self-contained communities that would not be physically divided by Project development.
Policy C-1.2.11. Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.	Consistent. See discussion of Objectives LU-2.1 and LU-2.3 and Policy LU-4.5.3, above, regarding sustainability principles. Also see discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program. Also, as discussed in Section 5.7 , Greenhouse Gas Emissions, of the Draft EIR, the Project is consistent with the household projections, land use development pattern, and policies contained in SCAG's Sustainable Communities Strategy. As a result, the Project would be consistent with the objective of SCAG's plan to reduce regional VMT levels and secure corresponding GHG emission reductions.
Policy C-1.2.12. Balance the anticipated volume of people and goods movement with the need to maintain a walkable and bicycle friendly environment.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above.
Policy C-1.3.1. Continue coordinating with the Metropolitan Transportation Authority (MTA or Metro) to implement the County's Congestion	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, that a CMP analysis is included in Section 5.20 , Transportation/Traffic, of this

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Management Program (CMP) for designated CMP roadways.	Draft EIR.
Policy C-1.3.2. Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.	Consistent. See discussion of Objective LU-2.3, above. Additionally, as discussed in Section 5.3 , Air Quality, of the Draft EIR, the Project is consistent with SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (2012–2035 RTP/SCS) and thus will not impair the region's ability to achieve the SCAQMD's goals for attainment of air quality standards because the land use development pattern proposed by the Project is in line with SCAG's 2012 RTP/SCS growth patterns. Consistency with the RTP/SCS would demonstrate consistency with SCAQMD's 2012 AQMP. Also see discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy C-1.3.3. Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.	Consistent. See discussion of Objective LU-2.3 and Policy C-1.3.2, above. Also see discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy C-1.3.4. Coordinate circulation planning with the Regional Transportation Plan prepared by the Southern California Association of Governments (SCAG), to ensure consistency of planned improvements with regional needs.	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, that an analysis of the Project's consistency with applicable policies from SCAG's 2012–2035 RTP/SCS is provided in Table 3 of this Appendix 5.11 .
Policy C-1.3.5. Continue coordinating with Caltrans on circulation and land use decisions that may affect Interstate 5, State Route 14, and State Route 126, and support programs to increase capacity and improve operations on these highways.	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, that a Caltrans analysis is included in Section 5.20 , Transportation/Traffic, of this Draft EIR.
Policy C-1.3.6. Collaborate with Caltrans and Metro to implement the recommendations of the North County Combined Highways Corridor Study and support efforts by Metro to update this Study after SCAG adopts a Sustainable Communities Strategy.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-1.3.7. Support the Golden State Gateway Coalition in its advocacy efforts to improve the Interstate 5 corridor, recognizing that the corridor facilitates regional and international travel that impacts the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-1.3.8. Ensure consistency with the County's adopted Airport Land Use Plan as it	Not Applicable. The Project Site is not located in close proximity to the Agua Dulce Airport.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>pertains to the Agua Dulce Airport, in order to mitigate aviation-related hazards and protect airport operations from encroachment by incompatible uses.</p>	
<p>Policy C-1.3.9. Support the expansion of Palmdale Regional Airport and the extension of multi-modal travel choices between the airport and the Santa Clarita Valley, in conformance with regional planning efforts.</p>	<p>Not Applicable. The Project Site is not located in close proximity to the Palmdale Regional Airport.</p>
<p>Policy C-1.3.10. Apply for regional, State, and Federal grants for bicycle and pedestrian infrastructure projects.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. However, as discussed above, the Project includes bike lanes, bike facilities, and multi-use trails.</p>
<p>Objective C-2.1. Implement the Circulation Plan (as shown on Exhibit C-2) for streets and highways to meet existing and future travel demands for mobility, access, connectivity, and capacity.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Objective C-1.2, above.</p>
<p>Policy C-2.1.1. Protect mobility on arterial highways by limiting excessive cross traffic, access points, and turning movements; traffic signals on arterial highways should be spaced at least ½-mile apart, and the minimum allowable separation should be at least ¼-mile.</p>	<p>Consistent. Within the immediate Project vicinity, The Old Road and Magic Mountain Parkway, including the latter's extension through the Project Site, are classified in the Area Plan as Major Highways, which are a type of arterial highway and are designed for high mobility. The design of the proposed circulation system and associated improvements within the Project Site would meet applicable County roadway standards, as discussed further in Section 5.20, Transportation/Traffic, of this Draft EIR. To that end, the Traffic Study, provided in Appendix 5.20A, was approved by County Public Works on September 17, 2014. It is noted, however, that traffic signals along the on-site segment of Magic Mountain Parkway would be spaced approximately ¼ mile apart, as approved by the County Department of Public Works.</p>
<p>Policy C-2.1.2. Enhance connectivity of the roadway network to the extent feasible given the constraints of topography, existing development patterns, and environmental resources, by constructing grade separations and bridges; connecting discontinuous streets; extending secondary access into areas where needed; prohibiting gates on public streets; and other improvements as deemed appropriate based on traffic analysis.</p>	<p>Consistent. See discussion of Objectives LU-2.3 and LU-5.1 and Policy LU-8.2.1, above. Additionally, a pedestrian bridge would be provided across Magic Mountain Parkway to reduce conflicts with vehicles. The only gates potentially provided on-site would be at the entries to the residential areas within Planning Areas 4 through 7, along private collector streets.</p>
<p>Policy C-2.1.3. Protect and enhance the capacity of the roadway system by upgrading intersections to meet level of service standards, widening and/or restriping for additional lanes,</p>	<p>Consistent. See discussion of Policy C-2.1.1, above. As discussed in Section 5.20, Transportation/Traffic, of this Draft EIR, in addition to the proposed on-site circulation network, which would be designed to accommodate</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
synchronizing traffic signals, and other means.	projected traffic levels, the Project includes a variety of mitigation measures involving widening and/or restriping nearby intersections to increase capacity and improve mobility.
Policy C-2.1.5. At the time of project review, monitor levels of service, traffic accident patterns, and physical conditions of the existing street system, and upgrade roadways as needed through the Capital Improvement Program.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. A description of the existing roadway system, existing traffic volumes and levels of service, existing transit service, and existing pedestrian and bicycle amenities is provided in Section 5.20 , Transportation/Traffic, of this Draft EIR. As discussed therein, the Project's circulation improvements, particularly some of those proposed as mitigation, represent planned/programmed upgrades.
Objective C-2.2. Adopt and apply consistent standards throughout the Santa Clarita Valley for street design and service levels, which promote safety, convenience, and efficiency of travel.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy C-2.1.1, above.
Policy C-2.2.1. Designate roadways within the planning area based on their functional classification as shown on Exhibit C-2.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy C-2.1.1, above.
Policy C-2.2.2. Adopt consistent standard street cross section for City and County roadways in the planning area, generally as shown on Exhibit C-3, or as otherwise approved by the County's Department of Public Works. Cross sections shall comply with State and Federal regulations and design guidelines.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy C-2.1.1, above.
Policy C-2.2.3. Coordinate circulation plans of new development projects with each other and the surrounding street network, within both City and County areas.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. As discussed in Section 3.0 , Project Description, of this Draft EIR, the Project, including the proposed on-site circulation network, would be physically integrated with existing, approved, and planned communities immediately surrounding the Project Site. To that end, the traffic analysis provided in Section 5.20 , Transportation/Traffic, of this Draft EIR, is based in part on the Westside Santa Clarita Valley Roadway Phasing Analysis, a comprehensive phasing analysis that addresses the cumulative development of projects planned in the Valley west of I-5, which are collectively referred to as the Westside projects. Furthermore, the traffic analysis addresses several different development scenarios that account for future ambient growth as well as identified related projects.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy C-2.2.4. Strive to maintain a Level of Service (LOS) D or better on most roadway segments and intersections to the extent practical; in some locations, a LOS E may be acceptable, or a LOS F may be necessary, for limited durations during peak traffic periods.</p>	<p>Consistent. As discussed in Section 5.20, Transportation/Traffic, of this Draft EIR, while a number of intersections in the Project vicinity are forecast to exhibit deficient service levels in 2024 (i.e., the Project buildout year), only the following intersections would operate at LOS E or F after implementation of the Project and associated mitigation: Wolcott Way & SR-126, McBean Parkway & Newhall Ranch Road, Valencia Boulevard & Magic Mountain Parkway, and Bouquet Canyon Road & Newhall Ranch Road. However, Project impacts at these intersections would be less than significant following mitigation.</p>
<p>Policy C-2.2.5. Adopt common standards for pavement width in consideration of capacity needs to serve projected travel demand, provided that a reduction in pavement width may be allowed in order to reduce traffic speeds, protect resources, enhance pedestrian mobility, or as otherwise deemed appropriate by the reviewing authority.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy C-2.2.6. Within residential neighborhoods, promote the design of “healthy streets” which may include reduced pavement width, shorter block length, provision of on-street parking, traffic-calming devices, bike routes and pedestrian connectivity, landscaped parkways, and canopy street trees.</p>	<p>Consistent. See discussion of Objectives LU-2.3 and LU-5.1, above. Additionally, as part of the Project, a comprehensive landscape plan would be implemented to enhance the existing natural features in the Project vicinity. Landscaping, including street trees, would be integrated into the design of Project structures to promote the design of “healthy streets.”</p>
<p>Policy C-2.2.7. Where practical, encourage the use of grid or modified grid street systems to increase connectivity and walkability; where cul-de-sacs are provided, promote the use of walkways connecting cul-de-sac bulbs to adjacent streets and/or facilities to facilitate pedestrian access; where street connectivity is limited and pedestrian routes are spaced over 500 feet apart, promote the use of intermediate pedestrian connections through or between blocks.</p>	<p>Consistent. The Project would include approximately 31,960 linear feet of multi-use trails and paseos with direct connections between the proposed residential uses, commercial uses, the elementary school site, recreational centers, and park uses. In particular, trails would be provided to connect nearly all of the proposed cul-de-sacs to the trail network. See Figure 3-14, Project Trails Plan and Surrounding Trails, in Section 3.0, Project Description, of this Draft EIR.</p>
<p>Policy C-2.2.8. Local street patterns should be designed to create logical and understandable travel paths for users and to provide access between neighborhoods for local residents while discouraging cut-through traffic; cul-de-sac length should not exceed 600 feet, and “dog-leg” cul-de-sacs with one or more turns between the bulb and the outlet should be avoided where possible.</p>	<p>Consistent. The Project circulation plan, depicted in Figure 3-15, Project Circulation Plan, in Section 3.0, Project Description, of this Draft EIR, would provide adequate access throughout the Project Site and enhance connectivity to the adjacent communities and the regional transportation system. More specifically, the internal system of arterials, residential collectors, and private drives would provide dual access to the different residential and commercial areas of the Project Site. Such improvements would be consistent with applicable County roadway standards, including County Fire Code requirements regarding access, roadway and driveway</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	widths, turning radii, length of single access streets, cul-de-sac dimensions, etc. Also see discussion of Policy C-2.1.1, above.
Policy C-2.2.9. Medians constructed in arterial streets should be provided with paved crossover points for emergency vehicles, where deemed necessary by the Fire Department.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above. As discussed in Section 5.15 , Public Services—Fire Protection, of this Draft EIR, per Fire Code Sections 105.4.2 and 105.7.10.1, the Applicant shall submit a fire exhibit that depicts detailed design requirements to the County Fire Department for review and approval.
Policy C-2.2.10. The street system design, including block length, width, horizontal and vertical alignments, curves, and other design characteristics, should function safely and effectively without the subsequent need for excessive traffic control devices to slow or deflect traffic.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above.
Policy C-2.2.11. For intersections of collector or larger streets, four-way intersections are preferred over off set intersections.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above.
Policy C-2.2.12. Private streets, other than driveways and alleyways typically associated with multi-family development, should be constructed to standards for public rights-of-way, except as otherwise approved by the reviewing agency.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above.
Policy C-2.2.13. Protect the community character of rural areas by requiring use of rural street standards, which may include reduced pavement width, reduced street lighting to protect night skies, rolled curbs or no curbs, and no sidewalks.	Not applicable. The Project Site is not designated for rural uses within the Area Plan.
Policy C-2.2.14. Streets should be designed in context with the terrain and the natural and built features of the area, but excessively circuitous streets should be avoided to minimize unnecessary vehicle, bicycle and pedestrian mileage.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above. Project grading would generally follow the natural topographic trends on-site, and roadways would comply with maximum allowable grades per the Fire Code. As shown in Figure 3-15 , Project Circulation Plan, in Section 3.0 , Project Description, of this Draft EIR, the Project would not include excessively circuitous streets.
Policy C-2.3.1. Enhance community appearance through landscaping, street lighting, street furniture, bus shelters and benches, and other aspects of streetscape design within the right-of-way, where appropriate.	Consistent. See discussion of Objective LU-1.2 and Policies LU-2.3.4 and LU-2.3.5, above.
Policy C-2.3.2. Encourage unified treatment of arterial streets within both City and County	Not Applicable. This policy applies to jurisdictional

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
areas, while permitting flexibility of streetscape design between neighborhoods and districts to preserve village character.	responsibilities.
Policy C-2.3.3. When evaluating road widening projects, consider the impacts of additional traffic, noise, and fumes on adjacent land uses and use context-sensitive design techniques where appropriate.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Although not a road widening project, the Project involves the widening and extension of Magic Mountain Parkway. Project impacts related to traffic, noise, and fumes (air emissions/odors) are evaluated in Section 5.20 , Transportation/Traffic; 5.13 , Noise, and Section 5.3 , Air Quality, of this Draft EIR.
Policy C-2.3.4. Protect residential neighborhoods from cut-through traffic using local streets to avoid congested arterials, through use of street design and traffic control devices.	Consistent. The design of the on-site circulation network, depicted in Figure 3-15 , Project Circulation Plan, in Section 3.0 , Project Description, of this Draft EIR, would limit opportunities for cut-through traffic. Additionally, access to the residential areas in Planning Areas 4 through 7 may be gated.
Objective C-2.4. Allow trucks to utilize only major and secondary highways as through routes, to minimize impacts of truck traffic on surface streets and residential neighborhoods.	Not Applicable. This policy applies to jurisdictional responsibilities. However, it is anticipated that the County would limit truck routes on-site to major and secondary highways.
Policy C-2.4. Require design of pavement sections on major and secondary highways to account for truck traffic, to prevent excessive pavement deterioration from truck use.	Consistent. See discussion of Policy C-2.1.1, above, regarding Project compliance with County roadway standards.
Policy C-2.4.2. Establish adequate setbacks from major and secondary highways for sensitive receptors and sensitive uses, so as to minimize impacts on these individuals and uses from noise and air pollution caused by truck traffic.	Consistent. As shown in Figure 3-6 , Project Planning Areas and Proposed Land Uses, in Section 3.0 , Project Description, of this Draft EIR, the proposed residential uses would be set back a substantial distance from Magic Mountain Parkway, a major highway. While The Old Road is designated as a major highway south of Magic Mountain Parkway, the Project does not include sensitive (i.e., residential) uses adjacent to it. Additionally, there are no secondary highways located adjacent to or proposed within the Project Site. As discussed in Section 5.13 , Noise, of this Draft EIR, mitigation measures would reduce traffic noise impacts to multi-family residential uses adjacent to the Magic Mountain Parkway extension to a less-than-significant level. In addition, impacts related to local carbon monoxide concentrations and diesel particulate matter attributable to the Project would be less than significant, as discussed in Section 5.3 , Air Quality.
Policy C-2.4.3. Prohibit through truck traffic on designated scenic routes.	Not Applicable. There are no designated scenic routes within the Project Site.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy C-2.4.4. Adopt regulations for truck parking on public streets, to avoid impacts to residential neighborhoods.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective C-2.5. Consider the needs for emergency access in transportation planning.	Consistent. See discussion of Policies LU-3.3.2 and C-2.2.8, above.
Policy C-2.5.1. Maintain a current evacuation plan as part of emergency response planning.	Consistent. The County's Emergency Operations Center is required to update the County's emergency response plans in compliance with the State's Standardized Emergency Management System. It is therefore anticipated that the Project Site would be included in the Sheriff's Department's emergency evacuation strategies and tactics as the Project builds out. Additionally, following construction and prior to the issuance of the first certificate of occupancy, the Project Applicant shall submit an emergency response plan for approval by the County Fire Department. The emergency response plan shall include, but not be limited to, the following: mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations.
Policy C-2.5.2. Ensure that new development is provided with adequate emergency and/or secondary access for purposes of evacuation and emergency response; require two points of ingress and egress for every subdivision or phase thereof, except as otherwise approved for small subdivisions where physical constraints preclude a second access point.	Consistent. See discussion of Policies LU-3.3.2 and C-2.2.8, above.
Policy C-2.5.3. Require provision of visible street name signs and addresses on all development to aid in emergency response.	Consistent. See discussion of Policies LU-3.3.6 and LU-6.3.5, above. In accordance with PDF ES 5.16-3, detailed in Section 5.16 , Public Services—Sheriff Protection, of this Draft EIR, building address numbers would be illuminated to ensure visibility from adjacent streets.
Policy C-2.5.4. Provide directional signage to Interstate 5 and State Route 14 at key intersections in the Valley, to assist emergency evacuation operations.	Consistent. See discussion of Policies LU 3.3.6 and LU-6.3.5, above. Appropriate signage for emergency evacuation would be provided, as required.
Objective C-2.6. Ensure that funding and phasing of new transportation improvements is coordinated with growth.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective C-1.2, above, as well as Policies LU-9.1.1 and C-2.2.3 regarding the Westside Santa Clarita Valley Roadway Phasing Analysis. In addition, a number of the improvements proposed as part of the Project and/or as Project mitigation, including the extension of Magic Mountain Parkway, are included within the Westside Bridge and Thoroughfare (B&T) District,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	which will help provide the necessary funding for the improvements. In accordance with MM ES 5.20-14, the Project Applicant will participate in the Westside B&T District through the payment of District fees and/or by constructing District-identified improvements. Refer to Section 5.20 , Transportation/Traffic, of this Draft EIR for further discussion.
Policy C-2.6.1. Require that new development construct or provide its fair share of the cost of transportation improvements, and that required improvements or in-lieu contributions are in place to support the development prior to occupancy.	Consistent. See discussion of Objective C-2.6, above.
Policy C-2.6.2. Evaluate the feasibility of establishing a joint City/County Intelligent Transportation Management System (ITMS) impact fee for new development that is unable to otherwise mitigate its impacts to the roadway system through implementation of the adopted Highway Plan.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-2.6.3. Coordinate with Caltrans and other local, regional, state and federal agencies in identifying and implementing funding alternatives for the Valley's transportation systems.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-2.6.4. Coordinate road construction with improvements to other utility systems in the right-of-way.	Consistent. During Project construction, the proposed utility systems would be installed within the new roadway rights-of-way, as appropriate and feasible.
Objective C-2.7. Pursue the safety, efficiency, and tranquility of existing and future residential streets by properly planning for local, collector and arterial roadways and limiting residential driveway access onto collector or arterial roadways.	Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above.
Policy C-2.7.1. To the extent feasible, plan residential subdivisions with sufficient arterial and non-loaded collector streets so that projected traffic volumes on local residential streets with unrestricted driveway access remains below 2000 ADT.	Consistent. The number of average daily trips (ADT) projected on roadways within the Project Site are depicted in Figure 3-3 of the Traffic Study provided in Appendix 5.20A of this Draft EIR. As shown, a maximum of 4,000 ADT would enter and be distributed throughout the potentially gated residential areas (Planning Areas 4 through 7). Once distributed among the numerous private collector streets within those areas, traffic volumes on each of the on-site local residential streets are anticipated to be below 2,000 ADT. Also see discussion of Policies C-2.1.1 and C-2.2.8, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy C-2.7.2. Discourage direct driveway access onto collector streets within single-family residential subdivisions. Limit driveway access from multi-family residential and commercial development onto collector streets to the extent possible.</p>	<p>Consistent. As depicted in the Project circulation plan, shown in Figure 3-15, Project Circulation Plan, in Section 3.0, Project Description, of this Draft EIR, the single- and multi-family lots within Planning Areas 4 through 9 would be accessed from private collector streets. Driveway access from multi-family residential and commercial development onto collector streets would be limited, as feasible, in accordance with County roadway standards. See discussion of Policies C-2.1.1 and C-2.2.8, above.</p>
<p>Policy C-2.7.3. Where feasible, design new residential subdivisions with more than 200 residential units with direct access to an existing arterial roadway or an existing non-loaded collector street. Discourage new large residential subdivisions from having primary access through local neighborhood streets.</p>	<p>Consistent. See discussion of Policies C-2.1.1 and C-2.2.8, above.</p>
<p>Objective C-3.1. Promote the use of travel demand management strategies to reduce vehicle trips.</p>	<p>Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.</p>
<p>Policy C-3.1.1. In evaluating new development projects, require trip reduction measures as feasible to relieve congestion and reduce air pollution from vehicle emissions.</p>	<p>Consistent. See discussion of Objective LU-2.3 and Policies C-1.1.1 and C-1.1.6, above.</p>
<p>Policy C-3.1.2. Promote home-based businesses and live-work units as a means of reducing home-to-work trips.</p>	<p>Consistent. Although the Project would not include live-work units, the Project would not preclude the establishment of home-based businesses.</p>
<p>Policy C-3.1.3. Promote the use of flexible work schedules and telecommuting to reduce home to work trips.</p>	<p>Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.</p>
<p>Policy C-3.1.4. Promote the use of employee incentives to encourage alternative travel modes to work.</p>	<p>Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.</p>
<p>Policy C-3.1.5. Promote the use of van pools, car pools, and shuttles to encourage trip reduction.</p>	<p>Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.</p>
<p>Policy C-3.1.6. Promote the provision of showers and lockers within businesses and employment centers, in order to encourage opportunities for employees to bicycle to work.</p>	<p>Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.</p>
<p>Policy C-3.1.7. Encourage special event center operators to advertise and offer discounted transit passes with event tickets.</p>	<p>Not Applicable. The Project does not include a special event center.</p>
<p>Policy C-3.1.8. Encourage special event center operators to advertise and offer discount on-site</p>	<p>Not Applicable. The Project does not include a special event center.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
parking incentives to carpooling patrons with four or persons per vehicle.	
Objective C-3.2. Encourage reduction in airborne emissions from vehicles through use of clean vehicles and transportation system management.	Consistent. While the utilization of clean vehicles by the Project's future residents and occupants is market driven and beyond the direct control or influence of the Project Applicant, the Project would not impair the use of clean vehicles. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program. Also see discussion of Objectives LU-2.3 and LU-5.1, above.
Policy C-3.2.1. Adopt clean vehicle purchase policies for City and County fleets.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-3.2.2. Continue to enhance signal timing and synchronization to allow for free traffic flow, minimizing idling and vehicle emissions.	Consistent. The Project would implement a number of traffic signal upgrades/modifications to enhance the efficiency of signal operations at impacted intersections. See the mitigation measures provided in Section 5.20 , Transportation/Traffic, of this Draft EIR. Also, as discussed in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, PDF ES 5.7-7 would facilitate traffic signal coordination along Magic Mountain Parkway and The Old Road.
Policy C-3.2.3. When available and feasible, provide opportunities and infrastructure to support use of alternative fuel vehicles and travel devices.	Consistent. See discussion of Objective C-3.2, above, regarding clean vehicles. Also see discussion of Policies C-1.1.1 and C-1.1.6 regarding the Project's TDM program, as well as Objectives LU-2.3 and LU-5.1, above.
Objective C-3.3. Make more efficient use of parking and maximize economic use of land, while decreasing impervious surfaces in urban areas, through parking management strategies.	Consistent. The Project would require approval of Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines. Parking may be at-grade, subterranean, or structured. Following Project development, approximately 56 percent of the Project Site would consist of non-erodible surfaces, landscaping, and undeveloped areas.
Policy C-3.3.1. Evaluate parking standards and reduce requirements where appropriate, based on data showing that requirements are in excess of demand.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-3.3.2. In pedestrian-oriented, high density mixed use districts, provide for common parking facilities to serve the district, where appropriate.	Consistent. See discussion of Objective C-3.3, above.
Policy C-3.3.3. Promote shared use of parking facilities between businesses with complementary uses and hours, where feasible.	Consistent. See discussion of Objective C-3.3, above.
Policy C-3.3.5. Encourage convenient short-term parking in high-activity areas, and all day parking at the periphery of the development	Consistent. The Project would provide short-term parking in high-activity areas such as the proposed commercial areas, while longer term parking would be

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
areas.	provided in the residential areas on-site.
Policy C-3.3.6. In the development review process, prioritize direct pedestrian access between building entrances, sidewalks and transit stops, by placing parking behind buildings where possible, to the sides of buildings when necessary, and always away from street intersections.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Parking may be at-grade, subterranean, or structured, and surrounding landscaping would serve to screen views of the parking areas, as discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR. Also see discussion of Objective LU-2.3, above.
Policy C-3.3.7. Create parking benefit districts which invest meter revenues in pedestrian infrastructure and other public amenities wherever feasible.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy C-3.3.8. Establish performance pricing of street parking so that the costs are enough to promote frequent turnover, with a goal to keep 15 percent of spaces empty at all times, wherever feasible.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective C-4.1. Maximize the effectiveness of Metrolink's commuter rail service through provision of support facilities and land planning.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.1. Develop permanent Metrolink facilities with an expanded bus transfer station and additional park-and-ride spaces at the Via Princessa station, or other alternative location as deemed appropriate to meet the travel needs of residents on the Valley's east side.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.2. Coordinate with other agencies to facilitate extension of a passenger rail line from the Santa Clarita Station to Ventura County, which may be used for Metrolink service.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.3. Continue to expand and improve commuter services, including park-and-ride lots, bicycle parking and storage, and waiting facilities, at all Metrolink stations.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.4. Encourage the preservation of abandoned railroad right-of-way for future transportation facilities, where appropriate.	Not Applicable. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.5. Work with other agencies to increase rail efficiency and public safety through street and track improvements and grade separations, where needs are identified.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy C-4.1.6. Provide incentives to promote transit-oriented development near rail stations.	Not Applicable. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.7. Facilitate coordination of planning for any future high speed regional rail systems in the Valley with Metrolink services.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.1.8. Minimize impacts to passenger rail service and the community from any proposed increase to freight rail service through the Valley.	Not Applicable. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Objective C-4.2. Access to a high speed rail system connecting the Santa Clarita Valley with other regions, and other regional rail service connections.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.2.1. Continue to work with the Orange Line Development Authority (OLDA) to plan for development of an environmentally sensitive high speed transportation system with a route through the Santa Clarita Valley, including a regional transit hub with associated infrastructure that would provide connections to the Los Angeles Basin, Palmdale Regional Airport, and other destinations.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.2.2. Coordinate with other agencies as needed to facilitate planning for other high-speed rail alternatives in the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Policy C-4.2.3. Promote and encourage the expansion of Amtrak Rail Service to the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities. The Project Site is not located within or adjacent to any railroad right-of-way or rail station, nor does the Project involve rail uses.
Objective C-5.1. Ensure that street patterns and design standards accommodate transit needs.	Consistent. See discussion of Policy LU-5.1.3, above, regarding on-site bus stops.
Policy C-5.1.1. Require that new subdivisions provide for two means of access into and out of the development, in order to provide for transit access, where feasible.	Consistent. See discussion of Policy LU-5.1.3, above, regarding on-site bus stops and Policy LU-3.3.2, above, regarding dual emergency access.
Policy C-5.1.2. For private gated communities, require the developer to accommodate bus access through the entry gate, or provide bus waiting facilities at the project entry with pedestrian connections to residential streets, where appropriate.	Consistent. The residential areas within Planning Areas 4 through 7 may be gated. See discussion of Policy C-2.2.7, above, regarding multi-use trails that would connect these areas to nearby collector streets. See discussion of Policy LU-5.1.3, above, regarding on-site bus stops.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy C-5.1.3. Consider the operational characteristics of buses when determining acceptable street designs, including grades and turning radii.	Consistent See discussion of Policy LU-5.1.3, above. Additionally, since the Project circulation system would meet Fire Code turning radii requirements, as discussed under Policy C-2.2.8, above, the on-site roadways are expected to be able to accommodate buses.
Policy C-5.1.4. Provide for location of bus stops within ¼-mile of residential neighborhoods, and include paved bus waiting areas in street improvement plans wherever appropriate and feasible.	Consistent. See discussion of Policy LU-5.1.3, above.
Policy C-5.1.5. Locate and design bus turnouts to limit traffic obstruction and to provide sufficient merging length for the bus to re-enter the traffic flow.	Consistent. See discussion of Policy LU-5.1.3, above.
Objective C-5.2. Maximize the accessibility, safety, convenience, and appeal of transit stops.	Consistent. See discussion of Policy LU-5.1.3, above.
Policy C-5.2.1. Require paved waiting areas, accessible by paved walkways and reasonably direct pedestrian routes, for bus stops in new development; and provide for retrofitting of existing bus stops, where feasible and practicable.	Consistent. See discussion of Policy LU-5.1.3, above.
Policy C-5.2.2. Adopt and implement consistent design standards for use in both City and County areas for bus shelters, bus benches, trash receptacles, lighting, and other improvements for transit stops that are aesthetically pleasing and consistent with community character.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy LU-5.1.3, above.
Policy C-5.2.3. Adopt and implement common design standards for bus turnouts and merging lanes along arterial streets, in convenient, accessible locations.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy LU-5.1.3, above.
Policy C-5.2.4. Enhance way-finding signage along walkways and paseos to direct pedestrians to transit stops.	Consistent. See discussion of Policy C-1.1.11, above.
Objective C-5.3. Explore opportunities to improve and expand bus transit service.	Consistent. See discussion of Policy LU-5.1.3, above.
Policy C-5.3.1. Continue to provide fixed route service to significant activity areas and neighborhoods with moderate to high density, and serve low-density and rural areas with dial-a-ride, flexible fixed routes, or other transit services as deemed appropriate.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Policy LU-5.1.3, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy C-5.3.2. Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.	Consistent. See discussion of Objective LU-2.3 and Policy LU-5.1.3, above.
Policy C-5.3.3. Evaluate the feasibility of providing “fly-away” bus transit service to airports located at Burbank, Palmdale, and Los Angeles, and implement this program when warranted by demand.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy C-5.3.4. Evaluate the feasibility of providing bus rapid transit (BRT) for key transit corridors when light-rail is not feasible or cost effective.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Objective C-5.4. Provide adequate funding to expand transit services to meet the needs of new development in the Valley.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy C 5.4.1. Establish transit impact fee rates that are based on the actual impacts of new development on the transit system, and regularly monitor and adjust these fees as needed to ensure adequate mitigation.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy C-5.4.2. Evaluate the feasibility of establishing a joint City/County transit impact fee to equitably distribute the capital costs of transit system expansion to meet the needs of new development in both County and City areas of the Valley.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Policy C-5.4.3. Seek funding for transit system expansion and improvement from all available sources, including local, state, and federal programs and grants.	Not Applicable. This policy applies to jurisdictional/service provider responsibilities.
Objective C-6.1. Adopt and implement a coordinated master plan for bikeways for the Valley, including both City and County areas, to make bicycling an attractive and feasible mode of transportation.	Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, bike lanes would be provided on-site and would connect to existing and planned bikeways in the surrounding area; see discussion of Policy C-1.1.8, above.
Policy C-6.1.1. For recreational riders, continue to develop Class 1 bike paths, separated from the right-of-way, linking neighborhoods to open space and activity areas.	Not Consistent. Although the Project would not include Class I bike lanes, it would include Class II bike lanes along Magic Mountain Parkway; see discussion of Policy C-1.1.8, above. Also see discussion of Objective LU-2.3, above.
Policy C-6.1.2. For long-distance riders and those who bicycle to work or services, provide striped Class 2 bike lanes within the right-of-way, with adequate delineation and signage,	Consistent. See discussion of Objective LU-2.3 and Policy C-1.1.8, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
where feasible and appropriate.	
Policy C-6.1.3. Continue to acquire or reserve right-of-way and/or easements needed to complete the bicycle circulation system as development occurs.	Not Applicable. This policy applies to jurisdictional responsibilities. Nonetheless, bike lanes would be provided on-site and would connect to existing and planned bikeways in the surrounding area; see discussion of Policy C-1.1.8, above.
Policy C-6.1.4. Where inadequate right-of-way exists for Class 1 or 2 bikeways, provide signage for Class 3 bike routes or designate alternative routes as appropriate.	Not Applicable. The Project does not include any Class III bike routes but rather would include Class II bike lanes along Magic Mountain Parkway; see discussion of Policy C-1.1.8, above.
Policy C-6.1.5. Plan for continuous bikeways to serve major destinations, including but not limited to regional shopping areas, college campuses, public buildings, parks, and employment centers.	Consistent. See discussion of Objective LU-2.3 and Policy C-1.1.8, above.
Objective C-6.2. Encourage provision of equipment and facilities to support the use of bicycles as an alternative means of travel.	Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above.
Policy C-6.2.1. Require bicycle parking, which can include bicycle lockers and sheltered areas, at commercial sites and multi-family housing complexes for use by employees and residents, as well as customers and visitors.	Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above.
Policy C-6.2.3. Promote the inclusion of services for bicycle commuters, such as showers and changing rooms, as part of the review process for new development or substantial alterations of existing commercial or industrial uses, where appropriate.	Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above.
Objective C-7.1. A continuous, integrated system of safe and attractive pedestrian walkways, paseos and trails linking residents to parks, open space, schools, services, and transit.	Consistent. See discussion of Objectives LU-2.3 and LU-5.1, and Policies LU-3.4.9 and C-2.2.7, above.
Policy C-7.1.1. In reviewing new development proposals, consider pedestrian connections within and between developments as an integral component of the site design, which may include seating, shading, lighting, directional signage, accessibility, and convenience.	Consistent. See discussions of Policy LU-3.3.6 with respect to lighting, Objective LU-2.3 and Policy LU-3.4.9 with respect to the pedestrian network, and Policy C-1.1.11 with respect to signage.
Policy C-7.1.2. For existing walled subdivisions, extend pedestrian access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements where feasible.	Not Applicable. The Project is not located within an existing walled subdivision.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy C-7.1.3. Where feasible and practical, consider grade separated facilities to provide pedestrian connections across arterial streets, flood control channels, utility easements, and other barriers.	Consistent. See discussion of Objective LU-2.3 and Policy LU-3.2.2, above.
Policy C-7.1.4. Identify and develop an improvement program to connect existing walkways and paseos to transit and services, where needed and appropriate.	Not Applicable. The Project Site is not developed within any existing walkways or paseos.
Policy C-7.1.5. In new commercial development, provide for direct, clearly delineated, and preferably landscaped pedestrian walkways from transit stops and parking areas to building entries, and avoid placement of uses (such as drive-through facilities) in locations that would obstruct pedestrian pathways.	Consistent. See discussion of Objective LU-2.3 and Policy LU-5.1.3, above. Also see discussion of Policy LU-3.4.2, above, regarding Project landscaping.
Policy C-7.1.6. Encourage placement of building entries in locations accessible to public sidewalks and transit.	Consistent. See discussion of Objective LU-1.2, above, regarding the proposed Design Guidelines, which would also address building placement.
Policy C-7.1.7. Utilize pedestrian-oriented scale and design features in areas intended for pedestrian use.	Consistent. See discussion of Policy LU-2.3.5, above.
Policy C-7.1.8. Upgrade streets that are not pedestrian friendly due to lack of sidewalk connections, safe street-crossing points, vehicle sight distance, or other design deficiencies.	Consistent. The Project includes the widening and extension of Magic Mountain Parkway west of The Old Road, which will accommodate sidewalks and bike lanes in each direction. Additional pedestrian amenities along Magic Mountain Parkway would include appropriate crossings and a bridge across the roadway.
Policy C-7.1.9. Promote pedestrian-oriented street design through traffic-calming measures where appropriate, which may include but are not limited to bulb-outs or chokers at intersections, raised crosswalks, refuge islands, striping, and landscaping.	Consistent. See discussion of Policy LU-2.3.5, above. Additionally, the Project would include traffic-calming measures where appropriate.
Policy C-7.1.10. Continue to expand and improve the Valley's multi-use trail system to provide additional routes for pedestrian travel.	Consistent. See discussion of Objective LU-2.3, above.
Conservation and Open Space Element	
Objective CO-1.1. Protect the capacity of the natural "green" infrastructure to absorb and break down pollutants, cleanse air and water, and prevent flood and storm damage.	Consistent. See discussion of Objectives LU-1.1 and LU-7.3, as well as Policy LU-7.3.1, above.
Policy CO-1.1.1. In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact,	Consistent. Environmental issues including energy demand, water demand, air and water quality, and waste management are addressed in the Draft EIR in Section 5.23 ,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
such as the interactions between energy demand, water demand, air and water quality, and waste management.	Utilities and Service Systems—Energy; Section 5.21 , Utilities and Service Systems—Water Supply and Service; Section 5.3 , Air Quality; Section 5.10 , Hydrology and Water Quality—Water Quality; as well as Section 5.22 , Utilities and Service Systems—Wastewater Disposal, and Section 5.24 , Utilities and Service Systems—Solid Waste, respectively. In particular, the energy analysis evaluates the energy demand associated with water conveyance; the air quality analysis accounts for energy and water usage; and the wastewater disposal analysis takes into account water usage.
Policy CO-1.1.2. In making land use decisions, consider the impacts of human activity within watersheds and ecosystems, to maintain the functional viability of these systems.	Consistent. See discussion of Objective LU-1.1 and Policies LU-1.3.6 and LU-2.2.3, above.
Policy CO-1.1.3. In making land use decisions, encourage development proposals that preserve natural ecosystem functions and enhance the health of the surrounding community.	Consistent. See discussion of Objectives LU-1.1 and CO-3.1, as well as Policy LU-1.3.6, above.
Objective CO-1.2. Promote more sustainable utilization of renewable resource systems.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-1.2.2. Working with other agencies as appropriate, develop and apply models and other tools for decision-making to support the sustainability of renewable systems.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective CO-1.3. Conserve and make more efficient use of non-renewable resource systems, such as fossil fuels, minerals, and materials.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-1.3.2. Promote reducing, reusing, and recycling in all Land Use designations and cycles of development.	Consistent. See discussion of Objective LU-7.5, above.
Policy CO-1.3.4. Promote and encourage cogeneration projects for commercial and industrial facilities, provided they meet all applicable environmental quality standards, including those related to air and noise, and provide a net reduction in greenhouse gas (GHG) emissions associated with energy production.	Not Applicable. The Project is not a cogeneration project.
Objective CO-1.4. Minimize the long-term impacts posed by harmful chemical and biological materials on environmental systems.	Consistent. As discussed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, with implementation of relevant regulatory compliance measures and mitigation measures, all hazardous materials within the Project Site would be acquired, handled, used, stored, transported, and disposed of in accordance with manufacturers' instructions

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	and in compliance with all applicable federal, state, regional, and local requirements. As such, related safety hazards would be less than significant.
Policy CO-1.4.1. In cooperation with other appropriate agencies, identify pollution sources and adopt strategies to reduce emissions into air and water bodies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy CO-1.4.2. In cooperation with other appropriate agencies, abate or remediate known areas of contamination, and limit the effects of any such areas on public health.	Consistent. As discussed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, the Project includes appropriate mitigation measures, including implementation of a Remedial Action Plan (provided in Appendix 5.8B), to clean up all known areas of contamination.
Policy CO-1.4.3. Encourage use of non-hazardous building materials, and non-polluting materials and industrial processes, to the extent feasible.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy CO-1.4.4. In cooperation with other appropriate agencies, continue to develop and implement effective methods of handling and disposing of hazardous materials and waste.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Objective CO-1.4, above.
Objective CO-1.5. Manage urban development and human-built systems to minimize harm to ecosystems, watersheds, and other natural systems, such as urban runoff treatment trains [sic] that infiltrate, treat and remove direct connections to impervious areas.	Consistent. See discussion of Objective LU-1.1, above, as well as Policy LU-1.3.6 and Policy LU-7.3.3.
Policy CO-1.5.1. Promote the use of environmentally-responsible building design and efficiency standards in new development, and provide examples of these standards in public facilities, pursuant to the County's Green Building Program.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy CO-1.5.2. Design and manage public urban infrastructure systems to reduce impacts to natural systems.	Consistent. As utility infrastructure is proposed as part of the Project, evaluation of the impacts associated with development of such systems is included in the analyses provided throughout the Draft EIR. Also see discussion of Objective LU-1.1, above.
Policy CO-1.5.3. Consider life-cycles for buildings, development patterns, and uses, and their long-term effects on natural systems, through the following measures: a. Through the environmental review and development review processes, consider the	Consistent. See discussion of Policy LU-4.5.3, above. The Project's mitigation measures will be funded by the Project Applicant and monitored through a Mitigation Monitoring and Reporting Program (MMRP), to be appended to the Final EIR.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>impacts of new development on renewable systems through various phases including construction, use and operation, potential reuse, cessation of use, demolition, and reuse or restoration of the development site; and</p> <p>b. Ensure that mitigation measures and conditions of approval intended to protect natural systems are adequately funded and monitored for the required timeframe.</p>	
<p>Policy CO-1.5.4. Seek ways to discourage human behavior that may be detrimental to natural systems and to encourage environmental responsibility, through education, incentives, removing barriers, enforcement, and other means as practicable and feasible.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-1.5.5. Promote concentration of urban uses within the center of the Santa Clarita Valley through incentives for infill development and rebuilding, in order to limit impacts to open space, habitats, watersheds, hillsides, and other components of the Valley's natural ecosystems.</p>	<p>Not Applicable. The Project Site is not located in the center of the Santa Clarita Valley.</p>
<p>Policy CO-1.5.6. Through the development review process, consider the impacts of development on the entire watershed of the Santa Clara River and its tributaries, including hydromodification.</p>	<p>Consistent. Hydrology impacts are addressed in Section 5.9, Hydrology and Water Quality—Hydrology, of this Draft EIR, while hydromodification is addressed in Section 5.10, Hydrology and Water Quality—Water Quality. For both of these analyses, the geographic context for the cumulative impact evaluation is Reach 5 of the Santa Clara River, which extends from roughly I-5 (north of the Project Site) to just west of the Los Angeles/Ventura County line. With respect to both hydrology and hydromodification, based on implementation of PDFs, applicable regulatory requirements including implementation of appropriate BMPs, and mitigation measures, impacts would be less than significant.</p>
<p>Policy CO-1.5.7. Consider the principles of environmental sustainability, trip reduction, walkability, stormwater management, and energy conservation at the site, neighborhood, district, city, and regional level, in land use decisions.</p>	<p>Consistent. See discussion of Objectives LU-2.3 and LU-7.3, and Policies LU-4.5.3, C-1.1.1, C-1.1.6, and CO-1.5.6, above.</p>
<p>Policy CO-1.5.8. Consider environmental responsibility in all procurement decisions, including purchasing policies and capital projects.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Objective CO-1.6. To the extent feasible, minimize long-term effects of development on natural systems and adjust development</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-4.5.3, above. The potential long-term impacts of the Project are analyzed throughout the impact</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
strategies as needed to promote sustainability.	analyses provided in this Draft EIR.
Policy CO-1.6.1. Identify environmental conditions that represent a healthy, sustainable community.	Consistent. See discussion of Objective LU-1.2 and Policy LU-1.2.2, above, regarding community character, as well as Objective LU-2.1 and Policy LU-4.5.3 regarding sustainability.
Policy CO-1.6.2. Use Geographic Information Systems, modeling, and other tools to indicate the locations of natural systems such as groundwater recharge areas, floodplain and floodway areas, oak tree woodlands, Significant Ecological Areas, and plant and animal species habitat.	Consistent. Many of the analyses presented throughout this Draft EIR are based on Geographic Information Systems (GIS) mapping, including those presented in Section 5.4 , Biological Resources.
Policy CO-1.6.3. Provide information on the condition of natural systems to decision makers as part of the decisionmaking process regarding land use and development.	Consistent. The condition of natural systems is addressed throughout this Draft EIR, including in Section 5.2 , Agricultural and Forest Resources; Section 5.4 , Biological Resources; Section 5.6 , Geology and Soils; Section 5.9 , Hydrology and Water Quality—Hydrology; Section 5.10 , and Hydrology and Water Quality—Water Quality, of this Draft EIR.
Objective CO-2.1. Control soil erosion, waterway sedimentation, and airborne dust generation, and maintain the fertility of topsoil.	Consistent. See discussion of Policies LU-7.3.3 and CO-1.5.6, above. As discussed in Section 5.6 , Geology and Soils, of this Draft EIR, the Project would comply with all applicable County grading and erosion control requirements. Additionally, as part of the SWPPP, BMPs would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible. Further, the Project would comply with SCAQMD Rule 403, which relates to fugitive dust control measures.
Policy CO-2.1.1. Review soil erosion and sedimentation control plans for grading activities related to development, where appropriate to ensure mitigation of potential erosion by water and air.	Consistent. See discussion of Policy LU-7.3.3 and Objective CO-2.1, above.
Policy CO-2.1.2. Promote conservation of topsoil on development sites by stockpiling for later reuse, where feasible.	Consistent. As discussed in Section 5.6 , Geology and Soils, of this Draft EIR, impacts related to the loss of topsoil would be less than significant.
Policy CO-2.1.3. Promote soil enhancement and waste reduction through composting, where appropriate.	Consistent. Although the Project does not specifically include composting, composting services may be provided by the waste hauler(s), and nothing would preclude residents from backyard composting. See discussion of Objective LU-7.5, above.
Objective CO-2.2. Preserve the Santa Clarita Valley's prominent ridgelines and limit hillside development to protect the valuable aesthetic	Consistent. See discussion of Objective LU-1.1 and Policy LU-2.2.1, above. The Project site does not include any prominent ridgelines.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
and visual qualities intrinsic to the Santa Clarita Valley landscape. (Guiding Principle #7)	
Policy CO-2.2.1. Locate development and designate land uses to minimize the impact on the Santa Clarita Valley's topography, minimizing grading and emphasizing the use of development pads that mimic the natural topography in lieu of repetitive flat pads, to the extent feasible. (Guiding Principle #8)	Consistent. See discussion of Policy LU-6.1.3, above.
Policy CO-2.2.2. Ensure that graded slopes in hillside areas are revegetated with native drought tolerant plants or other approved vegetation to blend manufactured slopes with adjacent natural hillsides, in consideration of fire safety and slope stability requirements.	Consistent. See discussion of Policies LU-3.3.2, LU-3.4.2, and LU-6.1.3, above.
Policy CO-2.2.3. Preserve designated natural ridgelines from development by ensuring a minimum distance for grading and development from these ridgelines of 50 feet, or more if determined appropriate by the reviewing authority based on site conditions, to maintain the Santa Clarita Valley's distinctive community character and preserve the scenic setting.	Consistent. Although the Project Site does not include any designated ridgelines, the Project would nonetheless support this policy. See discussion of Policy LU-6.1.3, above. Also see discussion of Objective LU-1.1 and Policy LU-2.2.1, above.
Policy CO-2.2.4. Identify and preserve significant geological and topographic features through designating these areas as open space or by other means as appropriate.	Consistent. See discussion of Policy LU-6.1.3, above. Also see discussion of Objective LU-1.1 and Policy LU-2.2.1, above.
Policy CO-2.2.5. Promote the use of adequate erosion control measures for all development in hillside areas, including single family homes and infrastructure improvements, both during and after construction.	Consistent. See discussion of Objective CO-2.1 and Policy LU-6.1.3, above.
Policy CO-2.2.6. Encourage building and grading designs that conform to the natural grade, avoiding the use of large retaining walls and build-up walls that are visible from off site, to the extent feasible and practicable.	Consistent. See discussion of Objectives LU-1.1 and LU-1.3, and Policy LU-6.1.3, above.
Objective CO-2.3. Conserve areas with significant mineral resources, and provide for extraction and processing of such resources in accordance with applicable laws and land use policies.	Consistent. See discussion of Objective LU-7.7, above.
Policy CO-2.3.1. Identify areas with significant mineral resources that are available for extraction pursuant to Zoning Ordinance	Consistent. See discussion of Objective LU-7.7, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
requirements.	
Policy CO-2.3.2. Consider appropriate buffers near mineral resource areas that are planned for extraction, to provide for land use compatibility and prevent the encroachment of incompatible land uses.	Not Applicable. The Project Site is not planned for mineral extraction. See discussion of Objective LU-7.7, above.
Policy CO-2.3.3. Through the review process for any mining or mineral extraction proposal, ensure mitigation of impacts from mining and processing of materials on adjacent uses or on the community, including but not limited to air and water pollution, traffic and circulation, noise, and land use incompatibility.	Not Applicable. The Project Site is not planned for mineral extraction. See discussion of Objective LU-7.7, above.
Policy CO-2.3.4. Ensure that mineral extraction sites are maintained in a safe and secure manner after cessation of extraction activities, which may include the regulated decommissioning of wells, clean-up of any contaminated soils or materials, closing of mine openings, or other measures as deemed appropriate by the agencies having jurisdiction.	Not Applicable. The Project Site is not planned for mineral extraction. See discussion of Objective LU-7.7, above.
Policy CO-2.3.5. Promote remediation and restoration of mined land to a condition that supports beneficial uses, which may include but are not limited to recreational open space, habitat enhancement, groundwater recharge, or urban development.	Consistent. See discussion of Objective LU-7.7, above.
Objective CO-3.1. In review of development plans and projects, encourage conservation of existing natural areas and restoration of damaged natural vegetation to provide for habitat and biodiversity.	Consistent. See discussion of Objective LU-1.1, above. As discussed in Section 5.4 , Biological Resources, of this Draft EIR, following implementation of the proposed mitigation measures, impacts to biological resources (including plants, vegetation communities, critical habitat, and waters and wetlands) would be less than significant.
Policy CO-3.1.1. On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to promote infill development and prevent sprawl and habitat loss, to the extent feasible.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective LU-1.1, above, regarding infill development.
Policy CO-3.1.2. Avoid designating or approving new development that will adversely impact wetlands, floodplains, threatened or endangered species and habitat, and water bodies supporting fish or recreational uses, and establish an adequate buffer area as deemed appropriate through site specific review.	Consistent. See discussion of Objectives LU-1.1 and CO-3.1, above. Mitigation provided in Section 5.4 , Biological Resources, of this Draft EIR would require buffer areas around certain biological resources.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-3.1.3. On previously undeveloped sites (“greenfields”), identify biological resources and incorporate habitat preservation measures into the site plan, where appropriate. (This policy will generally not apply to urban infill sites, except as otherwise determined by the reviewing agency).</p>	<p>Consistent. Although the Project is located on an infill site designated for urban uses, habitat preservation has been incorporated into the Project. See discussion of Objectives LU-1.1 and CO-3.1 and Policy CO-3.1.2, above.</p>
<p>Policy CO-3.1.4. For new development on sites with degraded habitat, include habitat restoration measures as part of the project development plan, where appropriate.</p>	<p>Consistent. While the Project Site does not include degraded habitat, habitat restoration would occur in conjunction with Project mitigation to reduce impacts to biological resources to a less-than-significant level. See discussion of Objective LU-7.6, above, and related discussion in Section 5.4, Biological Resources, of this Draft EIR.</p>
<p>Policy CO-3.1.5. Promote the use of site-appropriate native or adapted plant materials, and prohibit use of invasive or noxious plant species in landscape designs.</p>	<p>Consistent. See discussion of Policies LU-3.4.2 and LU-4.5.3, above.</p>
<p>Policy CO-3.1.6. On development sites, preserve and enhance natural site elements including existing water bodies, soil conditions, ecosystems, trees, vegetation and habitat, to the extent feasible.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and CO-3.1 and Policy LU-3.4.2, above.</p>
<p>Policy CO-3.1.7. Limit the use of turf-grass on development sites and promote the use of native or adapted plantings to promote biodiversity and natural habitat.</p>	<p>Consistent. See discussion of Policy LU-3.4.2, above.</p>
<p>Policy CO-3.1.8. On development sites, require tree planting to provide habitat and shade to reduce the heat island effect caused by pavement and buildings.</p>	<p>Consistent. See discussion of Policy LU-3.4.2, above.</p>
<p>Policy CO-3.1.9. During construction, ensure preservation of habitat and trees designated to be protected through use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts.</p>	<p>Consistent. As discussed in Section 5.4, Biological Resources, of this Draft EIR, habitat and trees would be protected during construction through the implementation of mitigation measures such that related impacts would be less than significant. See, for example, MM ES 5.4-17/RMDP-SCP BIO-22 regarding fencing to protect oak trees included as part of the Oak Resource Management Plan, and MM ES 5.4-22/RMDP-SCP BIO-27, which includes fencing to protect the Spineflower Preserve.</p>
<p>Policy CO-3.1.10. To the extent feasible, encourage the use of open space to promote biodiversity.</p>	<p>Consistent. See discussion of Objective LU-1.1, above.</p>
<p>Policy CO-3.1.11. Promote use of pervious materials or porous concrete on sidewalks to allow for planted area infiltration, allow oxygen</p>	<p>Consistent. See discussion of Policy LU-7.3.1, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
to reach tree roots (preventing sidewalk lift-up from roots seeking oxygen), and mitigate tree-sidewalk conflicts, in order to maintain a healthy mature urban forest.	
Objective CO-3.2. Identify and protect areas which have exceptional biological resource value due to a specific type of vegetation, habitat, ecosystem, or location.	Consistent. See discussion of Objectives LU-1.1 and CO-3.1, above.
Policy CO-3.2.1. Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.	Consistent. The Project would not directly impact the Santa Clara River itself. However, impacts would occur within Magic Mountain Canyon, a USGS blue line drainage course, and within three additional unnamed creeks (Unnamed Creeks 1, 2, and 3). Detailed riparian/wetland mitigation plans would be implemented per MM ES 5.4-1/RMDP-SCP BIO-1, discussed in Section 5.4 , Biological Resources, of this Draft EIR. Impacts after mitigation would be less than significant.
Policy CO-3.2.2. Ensure that development is located and designed to protect oak and other significant indigenous woodlands. (Guiding Principle #9)	Consistent. See discussion of Objective LU-7.8, above.
Policy CO-3.2.3. Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.	Consistent. See discussion of Objective CO-3.1, above.
Policy CO-3.2.4. Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources. (Guiding Principle #10)	Not Applicable. The Project Site is not located within an SEA.
Objective CO-3.3. Protect significant wildlife corridors from encroachment by development that would hinder or obstruct wildlife movement.	Consistent. See discussion of Policy LU-7.6.3, above.
Policy CO-3.3.1. Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.	Consistent. See discussion of Policies LU-7.6.3 and CO-3.2.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-3.3.2. Cooperate with other responsible agencies to protect, enhance, and extend the Rim of the Valley trail system through Elsmere and Whitney Canyons, and other areas as appropriate, to provide both recreational trails and wildlife corridors linking the Santa Susana and San Gabriel Mountains.</p>	<p>Not Applicable. The Project Site is not located in Elsmere or Whitney Canyons.</p>
<p>Policy CO-3.3.3. Identify and protect one or more designated wildlife corridors linking the Los Padres and Angeles National Forests through the Santa Clarita Valley (the San Gabriel-Castaic connection).</p>	<p>Not Applicable. The Project Site is not a designated wildlife corridor linking the Los Padres and Angeles National Forests. See discussion of Policy LU-7.6.3, above.</p>
<p>Policy CO-3.3.4. Support the maintenance of Santa Clarita Woodlands Park, a critical component of a cross-mountain range wildlife habitat corridor linking the Santa Monica Mountains to the Angeles and Los Padres National Forests.</p>	<p>Not Applicable. The Project Site is not located within or adjacent to Santa Clarita Woodlands Park.</p>
<p>Policy CO-3.3.5. Encourage connection of natural open space areas in site design, to allow for wildlife movement.</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-7.6.3, above. Additionally, MM ES 5.4-63 in Section 5.4, Biological Resources, of this Draft EIR requires that the permanent fencing to be installed bordering the Spineflower Preserve be designed to allow wildlife movement.</p>
<p>Objective CO-3.4. Ensure that development in the Santa Clarita Valley does not adversely impact habitat within the adjacent National Forest lands.</p>	<p>Consistent. As discussed in Section 5.2, Agricultural and Forest Resources, of this Draft EIR no portion of the Project Site is zoned or used for forest land or timberland. While indirect impacts such as air emissions during construction could have a limited potential to affect nearby forest and rangeland, such emissions would be minimized to the extent feasible and in any case would not cause any conversion of forest land to non-forest use.</p>
<p>Policy CO-3.4.1. Coordinate with the United States Forest Service on discretionary development projects that may have impacts on the National Forest.</p>	<p>Not Applicable. The Project Site is not located within or adjacent to any National Forest.</p>
<p>Policy CO-3.4.2. Consider principles of forest management in land use decisions for projects adjacent to the National Forest, including limiting the use of invasive species, discouraging off-road vehicle use, maintaining fuel modification zones and fire access roads, and other measures as appropriate, in accordance with the goals set forth in the Angeles National Forest Land Management Plan.</p>	<p>Not Applicable. The Project Site is not located within or adjacent to any National Forest.</p>
<p>Policy CO-3.4.4. Participate as a stakeholder in planning efforts by the United States Forest</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Service for land uses within the National Forest, providing input as appropriate.	located within or adjacent to any National Forest.
Objective CO-3.5. Maintain, enhance, and manage the urban forest throughout developed portions of the Santa Clarita Valley to provide habitat, reduce energy consumption, and create a more livable environment.	Consistent. See discussion of Policy LU-3.4.2, above.
Policy CO-3.5.1. Continue to plant and maintain trees on public lands and within the public right-of-way to provide shade and walkable streets, incorporating measures to ensure that roots have access to oxygen at tree maturity, such as use of porous concrete.	Consistent. See discussion of Policy LU-3.4.2, above.
Policy CO-3.5.2. Where appropriate, promote planting of trees that are native or climactically appropriate to the surrounding environment, emphasizing oaks, sycamores, maple, walnut, and other native species in order to enhance habitat, and discouraging the use of introduced species such as eucalyptus, pepper trees, and palms except as ornamental landscape features.	Consistent. See discussion of Policy LU-3.4.2, above.
Policy CO-3.5.3. Pursuant to the requirements of the Zoning Ordinance, protect heritage oak trees that, due to their size and condition, are deemed to have exceptional value to the community.	Consistent. See discussion of Policy LU-3.4.2 and Objective LU-7.8, above.
Objective CO-3.6. Minimize impacts of human activity and the built environment on natural plant and wildlife communities.	Consistent. See discussion of Objectives LU-1.1 and CO-3.1, above.
Policy CO-3.6.1. Minimize light trespass, sky-glow, glare, and other adverse impacts on the nocturnal ecosystem by limiting exterior lighting to the level needed for safety and comfort; reduce unnecessary lighting for landscaping and architectural purposes, and encourage reduction of lighting levels during non-business nighttime hours.	Consistent. Per PDF ES 5.1-1 in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR, the Project's Design Guidelines would include general lighting guidelines regarding the design, placement, and orientation of lighting, thus ensuring the downward projection of illumination and the use of shielding where appropriate. Additionally, lighting plans including fixture types and locations would be submitted to County Regional Planning for review and approval, consistent with the County's established codes and procedures. Accordingly, very little light would be expected to spill over beyond the perimeter of the Project Site. Furthermore, minimal light spillover onto native habitat areas, including the Spineflower Preserve, would be ensured via measures such as light control devices and careful fixture placement. As discussed further in Section 5.4 , Biological Resources, of this Draft EIR, indirect impacts to wildlife due to lighting would be less than significant.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-3.6.2. Reduce impervious surfaces and provide more natural vegetation to enhance microclimates and provide habitat. In implementing this policy, consider the following design concepts:</p> <ul style="list-style-type: none"> • Consideration of reduced parking requirements, where supported by a parking study and/or through shared use of parking areas; • Increased use of vegetated areas around parking lot perimeters; such areas should be designed as bioswales or as otherwise determined appropriate to allow surface water infiltration; • Use of connected open space areas as drainage infiltration areas in lieu of curbed landscape islands, minimizing the separation of natural and landscaped areas into isolated “islands”; and • Breaking up large expanses of paving with natural landscaped areas planted with shade trees to reduce the heat island effect, along with shrubs and groundcover to provide diverse vegetation for habitat. 	<p>Consistent. With respect to impervious surfaces, see discussion of Policy LU-7.3.1, above. With respect to parking requirements, see discussion of Policy LU-7.3.3, above. Additionally, surrounding landscaping would serve to minimize the prominence of areas devoted to automobile parking and access, and would allow surface water infiltration. See discussion of Objective LU-1.1, above, regarding open space areas on-site, which would remain in their natural condition. With respect to trees, see discussion of Policy LU-3.4.2, above.</p>
<p>Policy CO-3.6.3. Restrict use of unauthorized off -road vehicles within sensitive habitat areas through signage, fencing, or other means as appropriate.</p>	<p>Consistent. The Project would restrict the use of unauthorized off-road vehicles within sensitive habitat areas, as necessary.</p>
<p>Policy CO-3.6.4. Provide public information and support with demonstration sites at County facilities on gardening and landscaping techniques to reduce spread of invasive species and pollution from pesticides and fertilizers that threaten natural ecosystems.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-3.6.5. Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).</p>	<p>Consistent. See discussion of Policies LU-3.3.2, LU-3.4.2, and LU-6.1.3, above.</p>
<p>Objective CO-3.7. Provide public access to, and education about, natural habitats and ecosystems.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-3.7.1. Support the public education programs offered at the Placerita Canyon Nature Center and Ed Davis Park (Sonia Thompson Nature Center).</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy CO-3.7.2. Seek opportunities for partnerships with schools, non-profit organizations, and volunteers, to increase public access to and information about natural areas.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective CO-4.1. Promote water conservation as a critical component of ensuring adequate water supply for Santa Clarita Valley residents and businesses.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy CO-4.1.3. Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turfgrass.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy CO-4.1.4. Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water-conserving irrigation techniques as materials become available.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy CO-4.1.5. Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.	Consistent. See discussion of Policy LU-4.5.3, above.
Policy CO-4.1.6. Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy CO-4.1.7. Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-4.5.3, above.
Policy CO-4.1.8. Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces.	Consistent. As previously indicated, the Project includes a recycled water system for irrigation purposes. Additionally, water usage on-site would be subject to recently mandated water restrictions, as well as any existing and future restrictions set forth by VWC, the Project's water supplier.
Policy CO-4.1.9. Support the development of additional facilities to store or bank stormwater, particularly on lands located outside the groundwater recharge areas that are depicted on Figure CO-10.	Not Applicable. This policy applies to jurisdictional responsibilities.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-4.1.10. Support emerging methods and technologies for the on-site capture, treatment, and infiltration of stormwater and grey water, and amend the County Code to allow these methods and technologies when they are proven to be safe and feasible.</p>	<p>Consistent. This policy is identical to Policy LU-7.3.6. As addressed therein, see discussion of Objective LU-7.3 and Policies LU-7.3.1 and LU-7.3.3, above. Water quality facilities constructed as part of the Project would include parcel-based infiltration and biofiltration BMPs; biofiltration BMPs within the roadway rights-of-way; and regional infiltration/biofiltration basins. Also see discussion of Policy LU-4.5.3, above, regarding the proposed recycled water system.</p>
<p>Policy CO-4.2.1. In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-4.5.3, above.</p>
<p>Policy CO-4.2.2. Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.</p>	<p>Consistent. See discussion of Policy LU-4.5.3, above. The Project's recycled water system would connect to VWC's existing system in the Project area.</p>
<p>Policy CO-4.2.3. Promote the installation of rainwater capture and gray water systems in new development for irrigation, where feasible and practicable.</p>	<p>Consistent. See discussion of Policies LU-4.5.3 and LU-7.3.6, above, regarding the Project's recycled water system which would be used for irrigation purposes. While rainwater capture is not proposed as part of the Project, nothing would preclude homeowners from implementing residential systems.</p>
<p>Policy CO-4.2.4. Protect areas with substantial potential for groundwater recharge as depicted on Figure CO-10, and promote recharge of groundwater basins throughout the watershed (excluding the river bed) to assure water quality and quantity. The greatest consideration should be given to the Alluvial Aquifer and Saugus Aquifer groundwater recharge areas, followed by groundwater recharge areas for other groundwater basins that are designated by the State of California.</p>	<p>Consistent. According to Figure CO-10 within the Area Plan Conservation and Open Space Element, the Project Site is located within the Alluvium Aquifer and Saugus Aquifer Groundwater Recharge Areas. See discussion of Policies LU-7.3.3 and LU-7.3.6, above.</p>
<p>Policy CO-4.2.5. Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-4.2.6. Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.</p>	<p>Consistent. See discussion of Objective LU-7.2, above. Also see discussion of Policy LU-4.5.3, above.</p>
<p>Policy CO-4.2.7. Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs.</p>	<p>Consistent. As discussed in Section 5.21, Utilities and Service Systems—Water Supply and Service, of this Draft EIR, the aquifer system in the Santa Clarita Valley (Alluvium and Saugus Formation) has not historically been nor is currently overdrafted, and groundwater remains a viable water source blended with imported supplies to meet the water demand of the Project and the demands associated with existing and other planned future land uses within VWC's service area.</p>
<p>Objective CO-4.3. Limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.</p>
<p>Policy CO-4.3.1. On undeveloped sites proposed for development, promote onsite stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.</p>
<p>Policy CO-4.3.2. On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration, as required by the reviewing authority.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.</p>
<p>Policy CO-4.3.4. Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.</p>
<p>Policy CO-4.3.5. Where detention and retention basins or ponds are required, seek discussion of methods to integrate these areas into the landscaping design of the site as amenity areas, such as a network of small ephemeral swales treated with attractive planting.</p>	<p>Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above. Also see discussion of Objective LU-1.1, above.</p>
<p>Policy CO-4.3.6. Discourage the use of mounded turf and lawn areas which drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.</p>	<p>Consistent. On-site surface runoff would be intercepted by curb inlets, debris basins, and/or desilting basins and conveyed to a network of storm drains that would lead to a series of water quality facilities, including water quality basins, prior to discharge into existing drains that outlet to the River. Debris basins also are proposed at the downstream ends of natural areas to intercept runoff and</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	debris flows from undeveloped upland areas prior to runoff discharge into the on-site storm drain system. See discussion of Objective LU-7.3 and Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.
Policy CO-4.3.7. Reduce the amount of pollutants entering the Santa Clara River and its tributaries by capturing and treating stormwater runoff at the source, to the extent possible.	Consistent. See discussion of Objective LU-7.3, and Policies LU-7.3.1, LU-7.3.6, and CO-4.3.6, above.
Policy CO-4.3.8. Protect the viability of surface water, since it provides a habitat for fish and other water-related organisms, as well as being an important environmental component for land based plants and animals.	Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1 and LU-7.3.6, above. Essentially, all measures to protect water quality on-site would serve to protect the viability of surface water as habitat.
Objective CO-4.4. Promote measures to enhance water quality by addressing sources of water pollution.	Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1 and LU-7.3.6, above.
Policy CO-4.4.1. Cooperate with the Los Angeles County Sanitation District and Regional Water Quality Control Board as appropriate to achieve Total Maximum Daily Load (TMDL) standards for chlorides in the Santa Clara River.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. As discussed in Section 5.10, Hydrology and Water Quality—Water Quality , of this Draft EIR, stormwater discharges from the Project Site are not expected to increase the in-stream concentration of chloride. On this basis, the Project's impact on water quality due to chloride in stormwater discharges would be less than significant.
Policy CO-4.4.2. Support the cooperative efforts of property owners and appropriate agencies to eliminate perchlorate contamination on the Whittaker-Bermite property, and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality.	Not Applicable. The Project Site is not located on the Whittaker-Bermite property.
Policy CO-4.4.3. Discourage the use of chemical fertilizers, herbicides and pesticides in landscaping to reduce water pollution by substances hazardous to human health and natural ecosystems.	Consistent. As discussed in Section 5.10, Hydrology and Water Quality—Water Quality , of this Draft EIR, proposed pesticide management practices, including source control, removal in LID BMPs, and advanced irrigation controls, in compliance with the requirements of the NPDES MS4 Permit and the County SUSMP, will minimize the presence of pesticides in runoff. On this basis, Project impacts related to pesticides would be less than significant. Similarly, as indicated in Table 5.10-6, LID Standards Manual Source Control Requirements and Corresponding Best Management Practices , in Section 5.10, Hydrology and Water Quality—Water Quality , compliance with LID requirements regarding landscape irrigation practices would minimize the use of fertilizers, pesticides, and herbicides on landscaped areas. Additionally, an Integrated Pest Management (IPM)

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	Program would be implemented for common area landscaping in commercial and multi-family residential areas.
Policy CO-4.4.4. Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.	Consistent. See discussion of Objective LU-9.1, above.
Objective CO-5.1. Protect sites identified as having local, state, or national significance as a cultural or historical resource.	Consistent. See discussion of Policy LU-2.2.2, above.
Policy CO-5.1.1. For sites identified on the Cultural and Historical Resources Map (Figure CO-6), review appropriate documentation prior to issuance of any permits for grading, demolition, alteration, or new development, to avoid significant adverse impacts. Such documentation may include cultural resource reports, Environmental Impact Reports, or other information as determined to be adequate by the reviewing authority.	Not Applicable. None of the sites shown on the Cultural and Historical Resources Map (Figure CO-6 within the Area Plan Conservation and Open Space Element), are located within the Project Site. However, refer to Section 5.5 , Cultural and Paleontological Resources, of this Draft EIR, for discussion of one identified site, Asistencia de San Francisco, which is located in proximity to the Project Site and will be preserved as part of the adjacent Mission Village project.
Policy CO-5.1.2. Review any proposed alterations to cultural and historic sites identified in Table CO-1 or other sites which are so designated, based on the guidelines contained in the Secretary of the Interior's Standards for the Treatment of Properties (Title 36, Code of Federal Regulations, Chapter 1, Part 68, also known as 36 CFR 68), or other adopted County guidelines.	Not Applicable. None of the sites listed in Table CO-1 within the Area Plan Conservation and Open Space Element, are located within the Project Site. See discussion of Policy CO-5.1.1, above.
Policy CO-5.1.3. As new information about other potentially significant historic and cultural sites becomes available, update the Cultural and Historical Resources Inventory and apply appropriate measures to all identified sites to protect their historical and cultural integrity.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective CO-5.2. Protect and enhance the historic character of Downtown Newhall.	Not Applicable. The Project Site is not located in Newhall.
Policy CO-5.2.1. Support efforts by the City of Santa Clarita, in keeping with the Downtown Newhall Specific Plan policies, to ensure that the scale and character of new development is compatible with and does not detract from the context of historic buildings and block patterns.	Not Applicable. The Project Site is not located within the Downtown Newhall Specific Plan area.
Policy CO-5.2.2. Support expansion and enhancement of a City of Santa Clarita historical park adjacent to the Pioneer Oil Refinery to illustrate historic oil operations in the Santa Clarita Valley.	Not Applicable. The Project Site is not located adjacent to the Pioneer Oil Refinery.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-5.2.3. Support efforts by the City of Santa Clarita to ensure that all aspects of community design in Newhall, including street furniture, lighting, trash collection and storage areas, seating, and other accessory structures, are of a design and scale appropriate for the historic character of the district, while maintaining a sense of authenticity.</p>	<p>Not Applicable. The Project Site is not located in Newhall.</p>
<p>Policy CO-5.2.4. Continue to support “Heritage Junction” and the historical museum within William S. Hart Park as historical resources that illustrate the various phases of settlement within the Santa Clarita Valley.</p>	<p>Not Applicable. The Project Site is not located within or adjacent to William S. Hart Park.</p>
<p>Objective CO-5.3. Encourage conservation and preservation of Native American cultural places, including prehistoric, archaeological, cultural, spiritual, and ceremonial sites on both public and private lands, throughout all stages of the planning and development process.</p>	<p>Consistent. See discussion of Policy LU-2.2.2, above.</p>
<p>Policy CO-5.3.1. For any proposed Area Plan Amendment, Specific Plan, or Specific Plan Amendment, notify and consult with any California Native American tribes on the contact list maintained by the California Native American Heritage Commission that have traditional lands within the County’s jurisdiction, regarding any potential impacts to Native American resources from the proposed action, pursuant to State guidelines.</p>	<p>Not Applicable. The Project does not involve an Area Plan Amendment, Specific Plan, or Specific Plan Amendment.</p>
<p>Policy CO-5.3.2. For any proposed development project that may have a potential impact on Native American cultural resources, provide notification to California Native American tribes on the contact list maintained by the Native American Heritage Commission that have traditional lands within the County’s jurisdiction, and consider the input received prior to a discretionary decision.</p>	<p>Consistent. Pursuant to Senate Bill 18, in March 2014, the County sent written communication inviting the representatives of the Native American tribes identified by the Native American Heritage Commission (NAHC), as well as additional persons representing the Tataviam, to engage in consultation with the County on the Project. To date, only the Tataviam has requested consultation. This consultation is ongoing. See discussion of Policy LU-2.2.2, above.</p>
<p>Policy CO-5.3.3. Review and consider a cultural resources study for any new grading or development in areas identified as having a high potential for Native American resources, and incorporate recommendations into the project approval as appropriate to mitigate impacts to cultural resources.</p>	<p>Consistent. See discussion of Policy LU-2.2.2, above. The analysis of potential impacts on cultural resources (i.e., historic, archaeological, and paleontological resources) provided in Section 5.5, Cultural and Paleontological Resources, of this Draft EIR is based on a Phase I Archaeological Survey, a Phase II Test Excavation, a Paleontological Assessment, as well as correspondence from the NAHC, various ethnographic studies and other literature, and archival records, all of which are included in Appendix 5.5 of this Draft EIR. The Project includes</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	mitigation measures based on the findings of the aforementioned site-specific studies.
Objective CO-6.1. Protect the scenic character of local topographic features.	Partially Consistent. See discussion of Objective LU-1.1 and Policy LU-2.2.1, above. Also see discussion of Objective LU-1.3, above, regarding Project grading.
Policy CO-6.1.1. Protect scenic canyons, as described in Part I of this element, from overdevelopment and environmental degradation.	Consistent. Although the Project Site is not located within any of the scenic canyons identified in the Conservation and Open Space Element, the Project would nonetheless support this policy. See discussion of Objective LU-1.1, above. Additionally, much of Unnamed Canyon 2 would be restored as an open, vegetated drainage channel and thus would retain the look and feel of a natural canyon, providing visual relief within the residentially developed portions of the Project Site.
Policy CO-6.1.2. Preserve significant ridgelines, as shown on Figure CO-7, as a scenic backdrop throughout the community by maintaining natural grades and vegetation.	Consistent. See discussion of Objective LU-1.1 and Policy LU-2.2.1, above. Also see discussion of Objective LU-1.3, above, regarding Project grading. It is noted that no significant ridgelines are located on-site.
Policy CO-6.1.3. Protect the scenic quality of unique geologic features throughout the planning area, such as Vasquez Rocks, by including these features within park and open space land where possible.	Not Applicable. The Project Site does not include any unique geologic features. See discussion of Objective LU-1.1 and Policy LU-2.2.1, above.
Objective CO-6.2. Protect the scenic character of view corridors.	Consistent. See discussion of Policy LU-2.2.1, above. As discussed, view impacts would be less than significant.
Policy CO-6.2.1. Where feasible, encourage development proposals to have varied building heights to maintain view corridor sight lines.	Consistent. See discussion of Objective LU-1.2 and Policies LU-2.3.5 and LU-3.4.5, above. Also see discussion of Policy LU-2.2.1, above.
Objective CO-6.3. Protect the scenic character of major water bodies.	Not Applicable. The Project Site does not include, and is not located near, a major water body.
Policy CO-6.3.1. Protect the shores of Castaic Lake to preserve its scenic quality from development.	Not Applicable. The Project Site is not located along the shores of Castaic Lake.
Policy CO-6.3.2. Protect the banks of the Santa Clara River and its major tributaries through open space designations and property acquisitions, where feasible, to protect and enhance the scenic character of the river valley.	Consistent. See discussion of Objective LU-1.1, above. It is noted that the Project does not include development along the River banks.
Objective CO-6.4. Protect the scenic character of oak woodlands, coastal sage, and other habitats unique to the Santa Clarita Valley.	Consistent. See discussion of Policy LU-3.4.2 and Objective LU-7.8, above. Also see discussion of Objective LU-1.1 and Policy LU-2.2.1, above.
Policy CO-6.4.1. Preserve scenic habitat areas within designated open space or parkland,	Consistent. See discussion of Objective LU-1.1 and Policies LU-1.1.4, LU-2.2.1, and CO-3.1.4, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
wherever possible.	
Policy CO-6.4.2. Through the development review process, ensure that new development preserves scenic habitat areas to the extent feasible.	Consistent. See discussion of Objectives LU-1.1, LU-7.6 and LU-7.8, as well as Policy LU-2.2.1, above.
Objective CO-6.5. Maintain the scenic character of designated routes, gateways, and vista points along roadways.	Consistent. See discussion of Policy LU-2.2.1, and Objective LU-6.3, above. No designated scenic highways exist in the immediate Project vicinity.
Policy CO-6.5.1. In approving new development projects, consider scenic views at major entry points to the Santa Clarita Valley, including gateways located at the Newhall Pass and along Lake Hughes Road, Route 126, Bouquet Canyon Road, Sierra Highway, State Route 14, and other locations as deemed appropriate by the reviewing authority.	Consistent. See discussion of Policy LU-2.2.1, and Objective LU-6.3, above. As discussed, view impacts would be less than significant.
Policy CO-6.5.2. Establish scenic routes in appropriate locations as determined by the reviewing agency, and adopt guidelines for these routes to maintain their scenic character.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective CO-6.6. Limit adverse impacts by humans on the scenic environment.	Consistent. The Project includes a variety of design elements and PDFs to limit adverse impacts on the scenic environment. See discussion of Objectives LU-1.1, LU-1.2, and LU-2.3.
Policy CO-6.6.1. Enhance views of the night sky by reducing light pollution through use of light screens, downward directed lights, minimized reflective paving surfaces, and reduced lighting levels, as deemed appropriate by the reviewing authority.	Consistent. See discussion of Policy CO-3.6.1, above.
Policy CO-6.6.2. Improve views of the Santa Clarita Valley through various policies to minimize air pollution and smog, as contained throughout the Area Plan.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. Specifically, Project air emissions would be reduced to the extent feasible, and view impacts would be less than significant.
Policy CO-6.6.3. Restrict establishment of billboards throughout the planning area, and continue abatement efforts to remove existing billboards that impact scenic views.	Consistent. See discussion of Policy LU-6.3.5, above.
Policy CO-6.6.4. Where appropriate, require new development to be sensitive to scenic viewpoints or viewsheds through building design, site layout and building heights.	Consistent. See discussion of Objectives LU-1.1, LU-1.2, and LU-2.3, as well as Policy LU-2.2.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy CO-6.6.5. Encourage undergrounding of all new utility lines, and promote undergrounding of existing lines where feasible and practicable.	Consistent. See discussion of Policy LU-6.3.4, above.
Objective CO-7.1. Reduce air pollution from mobile sources.	Consistent. See discussion of Objective LU-2.3, above. Also see discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy CO-7.1.1. Through the mixed land use patterns and multi-modal circulation policies set forth in the Land Use and Circulation Elements, limit air pollution from transportation sources.	Consistent. See discussion of Objective LU-2.3, above. Also see discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy CO-7.1.2. Support the use of alternative fuel vehicles.	Consistent. See discussion of Objective C-3.2, above, regarding clean vehicles. Also see discussion of Policies C-1.1.1 and C-1.1.6 regarding the Project's TDM program, as well as Objectives LU-2.3 and LU-5.1, above.
Objective CO-7.2. Apply guidelines to protect sensitive receptors from sources of air pollution as developed by the California Air Resources Board (CARB), where appropriate.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. By combining proposed residential, commercial (retail/office), school, and park uses on-site, the Project would serve to reduce vehicle trips and thus vehicle miles travelled, thereby contributing to a reduction in air pollutant emissions. Additionally, a variety of regulatory compliance measures, PDFs, and mitigation measures would be implemented to minimize air emissions, as detailed in Section 5.3 , Air Quality, of this Draft EIR.
Policy CO-7.2.1. Ensure adequate spacing of sensitive land uses from the following sources of air pollution: high traffic freeways and roads; distribution centers; truck stops; chrome plating facilities; dry cleaners using perchloroethylene; and large gas stations, as recommended by CARB.	Consistent. The Project does not include any of the listed high-pollution uses. Further, CARB's siting criteria have been taken into account in Project planning, as discussed further in Section 5.3 , Air Quality, of this Draft EIR.
Objective CO-7.3. Coordinate with other agencies to plan for and implement programs for improving air quality in the South Coast Air Basin.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy CO-7.3.1. Coordinate with local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective CO-8.1. Comply with the requirements of State law, including AB 32, SB 375, and implementing regulations, to reach targeted reductions of greenhouse gas (GHG) emissions.	Consistent. As discussed in Section 5.7 , Greenhouse Gas Emissions, the Project is consistent with the level of emissions reduction identified by CARB for achievement of AB 32. With implementation of the Project's design features and other attributes, and compliance with the applicable statewide regulatory initiatives, the Project's GHG impacts would be less than significant at both the

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	Project and cumulative levels. Furthermore, the Project's underlying purpose is to create a mixed-use community that implements infill development interconnected with the surrounding communities, conserves on-site sensitive natural resources, and integrates land use, housing, and transportation considerations in furtherance of SB 375, the Sustainable Communities and Climate Protection Act of 2008.
<p>Policy CO-8.1.1. Create and adopt a Climate Action Plan (CAP) for all of the County's unincorporated areas within 18 months of the adoption date of the County's General Plan Update, which sets policy for all of the County's unincorporated areas, including those within the Santa Clarita Valley. The CAP shall be prepared and submitted for consideration and adoption by the Board of Supervisors as an amendment to the County's newly adopted General Plan to ensure that it receives public and agency input and environmental review pursuant to the California Environmental Quality Act (CEQA) prior to Board action. The CAP shall include the following components and criteria:</p> <p>a. Plans and programs to reduce GHG emissions to levels that generally are consistent with specific targets for reduction of the County's current and projected 2020 GHG emissions inventory, and which are reasonably attributable to land uses within the County's unincorporated areas (including both existing and future development) and its internal government operations. Targets shall be generally consistent with reduction targets in Assembly Bill (AB) 32 (Health & Safety Code, §38500 et seq.), or other applicable local or regional enactments addressing GHG emissions, including applicable California Air Resources Board regulations adopted pursuant to AB 32.</p> <p>(i) The CAP may establish goals beyond 2020, which are generally consistent with the applicable laws and regulations referenced in this policy and based on current science.</p> <p>(ii) The CAP shall include specific and general tools and strategies to reduce the County's current and projected 2020 GHG inventory and to meet the CAP's target for GHG reductions by 2020.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>(iii) The CAP shall consider GHG reduction strategies, including but not limited to:</p> <ul style="list-style-type: none"> (a) Measures to improve energy efficiency in existing and future development; (b) Increased use of renewable energy, including distributed systems for residential, commercial and industrial buildings, as well as utility-scale renewable energy generation and transmission facilities; (c) Water conservation and efficiency measures for existing and future development, including water recycling; (d) Solid waste measures, including reduction of waste generation, diversion of waste for reuse, recycling, methane capture, and potential waste to energy efforts; (e) Land use, and transportation measures, including promotion of transit and transit oriented development, alternatives to vehicle travel including pedestrian and bicycle infrastructure, alternative fuel vehicle infrastructure, and other measures; and (f) Urban forestry or other means of improving carbon sequestration. <p>The CAP will also consider the effect of federal, state, and regional actions to reduce GHG emissions within the County in addition to local actions that the County can take. The CAP shall establish a schedule of implementation actions.</p> <p>(iv) From to time, but at least every five years, the County shall review the CAP's land use and development reduction strategies for residential, municipal, and commercial buildings, and update the requirements to ensure that they help achieve the GHG reduction targets specified in the CAP.</p> <ul style="list-style-type: none"> b. Mechanisms to ensure regular review of progress towards the emission reduction targets established by the CAP; c. Procedures for reporting on the progress of the CAP to officials and the public; d. Procedures for revising the CAP, as needed, 	

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>to meet GHG emissions reduction targets, including environmental review of any revisions, pursuant to CEQA, as necessary; and</p> <p>e. Allocation of funding and staffing for CAP implementation.</p> <p>After adoption of the Climate Action Plan for all of the County's unincorporated areas, which will occur within 18 months of the adoption date of the County's General Plan Update, which sets policy for all of the County's unincorporated areas, including those within the Santa Clarita Valley, amend the Santa Clarita Valley Area Plan if necessary to ensure consistency with the adopted Climate Action Plan.</p>	
<p>Policy CO-8.1.2. Participate in the preparation of a regional Sustainable Communities Strategy (SCS) Plan to meet regional targets for greenhouse gas emission reductions, as required by SB 375.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. See Table 3 of this Appendix 5.11 for discussion of the Project's consistency with SCAG's 2012–2035 RTP/SCS.</p>
<p>Policy CO-8.1.3. Implement the ordinances developed through the County's Green Building Program.</p>	<p>Consistent. See discussion of Policy LU-4.5.3, above.</p>
<p>Policy CO-8.1.4. Provide information and education to the public about energy conservation and local strategies to address climate change.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-8.1.5. Coordinate various activities within the community and appropriate agencies related to GHG emissions reduction activities.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-8.2.1. Ensure that all new County buildings and all major renovations and additions meet adopted green building standards, with a goal of achieving the LEED (Leadership in Energy and Environmental Design) Silver rating or above, or equivalent, where appropriate.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-8.2.2. Ensure energy efficiency of existing public buildings through energy audits and repairs, and retrofit buildings with energy efficient heating and air conditioning systems and lighting fixtures.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project Site is not developed with any existing public buildings.</p>
<p>Policy CO-8.2.3. Support purchase of renewable energy for public buildings, which may include installing solar photovoltaic systems to generate electricity for County</p>	<p>Consistent. The only building on-site operated by the County would be the restroom facilities at the proposed public park. While these facilities would not have solar panels, they would incorporate energy- and water-efficient</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
buildings and operations and other methods as deemed appropriate and feasible, in concert with significant energy conservation efforts.	fixtures, as required by County Code. See discussion of Policy LU-7.1.2, above, regarding renewable energy/GHG offsets and solar energy systems to be provided as part of the Project.
Policy CO-8.2.4. Establish maximum lighting levels for public facilities, and encourage reduction of lighting levels to the level needed for security purposes after business hours, in addition to use of downward-directed lighting and use of low-reflective paving surfaces.	Consistent. While the establishment of maximum lighting levels for public facilities is a jurisdictional responsibility, Project lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover, as discussed further in Section 5.1, Aesthetics, Views, and Light and Glare , of this Draft EIR. Additionally, PDF 5.1-1 therein calls for implementation of Design Guidelines, which would address lighting and glare conditions, including the use of low-intensity downlights, light screening devices, and non-reflective or low-reflective building materials.
Policy CO-8.2.5. Support installation of photovoltaic and other renewable energy equipment on public facilities, in concert with significant energy conservation efforts.	Consistent. See discussion of Policy CO-8.2.3, above.
Policy CO-8.2.6. Promote use of solar lighting in parks and along paseos and trails, where practical.	Not Applicable. This policy applies to jurisdictional responsibilities. In addition, the proposed paseos would not likely be lit, as most of them would fall within the light shed of the adjacent roadways. That said, nothing would preclude the use of solar lighting in parks and along paseos and trails, where practical. See also discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-8.2.7. Support the use of sustainable alternative fuel vehicles for machinery and fleets, where practical, by evaluating fuel sources, manufacturing processes, maintenance costs and vehicle lifetime use.	Not Applicable. The Project does not include any industrial uses and thus would not involve any substantial use or presence of machinery or fleets.
Policy CO-8.2.8. Promote the purchase of energy-efficient and recycled products, and vendors and contractors who use energy-efficient vehicles and products, consistent with adopted purchasing policies.	Consistent. While the purchasing of energy-efficient and recycled products by Project tenants/residents is beyond the control of the Project Applicant, nothing would preclude the use of such products on-site.
Policy CO-8.2.9. Reduce heat islands through installation of trees to shade parking lots and hardscapes, and use of light-colored reflective paving and roofing surfaces.	Consistent. See discussion of Policy LU-3.4.2, above, regarding the proposed landscape plan.
Policy CO-8.2.10. Support installation of energy-efficient traffic control devices, street lights, and parking lot lights.	Consistent. As discussed in Section 5.23, Utilities and Service Systems—Energy , of this Draft EIR, the Project would meet Title 24 standards, as applicable, as well as those set forth by the County Department of Public Works,

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	including the use of LED traffic signal lighting, as required.
Policy CO-8.2.11. Implement recycling in all public buildings, parks, and public facilities, including for special events.	Consistent. See discussion of Objective LU-7.5, above.
Policy CO-8.2.12. Provide ongoing training to appropriate County employees on sustainable planning, building, and engineering practices.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy CO-8.2.13. Support trip reduction strategies for employees as described in the Circulation Element.	Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy CO-8.2.14. Reduce extensive heat gain from paved surfaces through development standards wherever feasible.	Consistent. See discussion of Policy LU-3.4.2, above, regarding the proposed landscape plan.
Objective CO-8.3. Encourage green building and sustainable development practices on private development projects, to the extent reasonable and feasible.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-8.3.1. Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.	Consistent. See discussion of Policy LU-4.5.3, above. Project consistency with the County's Green Building Standards Code (County Code Title 31) is evaluated in Section 5.7 , Greenhouse Gas Emissions; Section 5.21 , Utilities and Service Systems—Water Supply and Service; and Section 5.23 , Utilities and Service Systems—Energy, of this Draft EIR.
Policy CO-8.3.2. Promote construction of energy efficient buildings through the certification requirements of the ordinances developed through the County's Green Building Program.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-8.3.3. Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.	Not Applicable. The Project Site does not include any existing non-residential buildings.
Policy CO-8.3.4. Encourage new residential development to include on-site solar photovoltaic systems, or pre-wiring, in at least 50% of the residential units, in concert with other significant energy conservation efforts.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above. As discussed, PDF ES 5.7-8 requires the Project Applicant or its designee to offer a solar energy system option to all customers who enter negotiations to purchase a new production home. Additionally, per PDF ES 5.7-2, the Project shall produce or cause to be produced renewable electricity equivalent to the installation of a 2-kilowatt solar system on every single-family residence, or otherwise secure GHG offsets or credits.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy CO-8.3.5. Encourage on-site solar generation of electricity in new retail and office commercial buildings and associated parking lots, carports, and garages, in concert with significant energy conservation efforts.	Consistent. Per PDF ES 5.7-2, the Project shall produce or cause to be produced renewable electricity equivalent to the installation of a 2-kilowatt solar system for every 1,600 square feet of non-residential roof area, or otherwise secure GHG offsets or credits.
Policy CO-8.3.6. Require new development to use passive solar heating and cooling techniques in building design and construction, which may include but are not be limited to building orientation, clerestory windows, skylights, placement and type of windows, overhangs to shade doors and windows, and use of light colored roofs, shade trees, and paving materials.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-8.3.7. Encourage the use of trees and landscaping to reduce heating and cooling energy loads, through shading of buildings and parking lots.	Consistent. See discussion of Policy LU-3.4.2, above.
Policy CO-8.3.8. Encourage energy-conserving heating and cooling systems and appliances, and energy-efficiency in windows and insulation, in all new construction.	Consistent. See discussion of Policies LU-4.5.3 and LU-7.1.2, above.
Policy CO-8.3.9. Limit excessive lighting levels, and encourage a reduction of lighting when businesses are closed to a level required for security.	Consistent. See discussion of Policies CO-3.6.1 and LU-3.3.6, above.
Policy CO-8.3.11. Consider allowing carbon off-sets for large development projects, if appropriate, which may include funding off-site projects or purchase of credits for other forms of mitigation, provided that any such mitigation shall be measurable and enforceable.	Consistent. See discussion of Policy LU-7.1.2, above.
Policy CO-8.3.12. Reduce extensive heat gain from paved surfaces through development standards wherever feasible.	Consistent. See discussion of Policy LU-3.4.2, above, regarding the proposed landscape plan.
Objective CO-8.4. Reduce energy consumption for processing raw materials by promoting recycling and materials recovery by all residents and businesses throughout the community.	Consistent. See discussion of Objective LU-7.5, above.
Policy CO-8.4.1. Encourage and promote the location of enclosed materials recovery facilities (MRF) within the Santa Clarita Valley.	Not Applicable. The Project does not include an MRF.
Policy CO-8.4.2. Adopt mandatory residential recycling programs for all residential units, including single-family and multi-family dwellings.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	LU-7.5, above.
Policy CO-8.4.3. Allow and encourage composting of greenwaste, where appropriate.	Consistent. See discussion of Objective LU-7.5 and Policy CO-2.1.3, above.
Policy CO-8.4.4. Promote commercial and industrial recycling, including recycling of construction and demolition debris.	Consistent. See discussion of Objective LU-7.5, above.
Policy CO-8.4.5. Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would comply with applicable County regulations. In the multi-family, commercial, and institutional development within the Project Site, the Project Applicant would provide accessible and convenient areas for collecting and loading recyclable materials in compliance with the County's recycling collection ordinance. These areas would be clearly marked and adequate in capacity, number, and distribution to serve the development.
Policy CO-8.4.6. Introduce and assist with the placement of receptacles for recyclable products in public places, including at special events.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objectives LU-7.5 and CO-8.4.5, above.
Policy CO-8.4.7. Provide information to the public on recycling opportunities and facilities, and support various locations and events to promote public participation in recycling.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Objective LU-7.5, above.
Policy CO-8.4.8. Take an active role in promoting, incubating, and encouraging businesses that would qualify under the Recycling Market Development Zone program or equivalent, including those that manufacture products made from recycled products, salvage, and resource recovery business parks.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not include industrial uses.
Objective CO-9.1. Develop new parklands throughout the Santa Clarita Valley, with priority given to locations that are not now adequately served, and encompassing a diversity of park types and functions (including passive and active areas) in consideration of the recreational needs of residents to be served by each park, based on the following guidelines: (Guiding Principle #36)	Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. Also see discussion of Objective LU-1.1, above.
Policy CO-9.1.1. Common park standards shall be developed and applied throughout the Santa Clarita Valley, consistent with community character objectives, with a goal of five acres of parkland per 1,000 population. (Guiding	Consistent. This policy, which creates jurisdictional responsibilities, requires the County to develop common park standards that can be applied throughout the Santa Clarita Valley in order to achieve the County's goal of providing five acres of parkland per 1,000 residents. This five-acre goal is not intended to be applied or achieved on

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Principle #36.a.)	<p>a project-by-project basis, but rather at the Valley-wide level.</p> <p>As discussed in the EIR prepared and certified for the Area Plan, upon buildout of the land use development scenario set forth in the Area Plan, the County will exceed its goal of providing five acres of parkland per 1,000 residents. More specifically, the County will have a surplus of 332.2 acres of parkland (excluding State-owned regional parks and designated open space areas) in 2030 when accounting for planned park space within the Valley. This surplus acreage does not account for the Entrada South Project's public neighborhood park or recreational facilities and also excludes some of the parks proposed within the Newhall Ranch Specific Plan area. (See Table 3.16-2 on page 3.16-9 and Table 3.16-3 on page 3.16-21 in Section 3.16, Parks and Recreation, and related information and discussion on pages 3.16-4 through 3.16-5 and 3.16-25 in the One Valley One Vision Revised Draft Program EIR, SCH No. 2008071119, November 2010.)</p> <p>As discussed in Section 5.18, Public Services–Parks and Recreation, of this Draft EIR, the Project itself includes a 5.6-acre public neighborhood park, two private recreational centers within 2.9 acres, an extensive network of bike lanes and multi-use trails, and 153 acres of open space. As also discussed in Section 5.18, the County's Parks and Recreation Department has determined that the Project's recreation-related design components would satisfy the County's Parkland Dedication Ordinance, and the Quimby Act.</p>
<p>Policy CO-9.1.2. A range of parkland types, sizes, and uses shall be provided to accommodate recreational and leisure activities. (Guiding Principle #36.b)</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. Also see discussion of Objective LU-1.1, above.</p>
<p>Policy CO-9.1.3. Provide local and community parks within a reasonable distance of residential neighborhoods.</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. The proposed public neighborhood park would be developed immediately east of the elementary school, approximately in the center of the Project Site and surrounded by residential areas.</p>
<p>Policy CO-9.1.4. Explore and implement opportunities to share facilities with school districts, utility easements, flood control facilities, and other land uses, where feasible.</p>	<p>Consistent. Although the Project's park and elementary school are proposed as separate, distinct uses, given their adjacency, there may be opportunities for shared facilities.</p>
<p>Policy CO-9.1.5. Promote development of more playfields for youth and adult sports activities, in conjunction with tournament facilities, where needed.</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy CO-9.1.6. Continue to upgrade and expand existing facilities to enhance service to residents, including extension of hours through lighted facilities, where appropriate.	Not Applicable. The Project Site does not include existing park or recreational uses.
Policy CO-9.1.7. Establish appropriate segments of the Santa Clara River as a recreational focal point, encouraging a beneficial mix of passive and active recreational uses with natural ecosystems by providing buffers for sensitive habitat.	Not Applicable. The Project Site does not include riverfront property.
Policy CO-9.1.8. Make available easily accessible park and recreation facilities throughout the Santa Clarita Valley.	Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. Also see discussion of Objective LU-1.1, above.
Policy CO-9.1.9. Ensure that new development projects provide a fair share towards park and recreational facilities, phased to meet needs of residents as dwelling units become occupied, pursuant to the Quimby Act (California Government Code Section 66477) and local ordinances as applicable.	Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities.
Policy CO-9.1.10. Where appropriate, use flexible planning and zoning tools to obtain adequate park and open space land, including but not limited to specific plans, development agreements, density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance and subject to the limitations in Policy CO-10.2.5, and transfer of development rights.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-3.4.4 and Policy CO-9.1.1, above.
Policy CO-9.1.11. Locate and design parks to address potential adverse impacts on adjacent development from noise, lights, flying balls, traffic, special events, and other operational activities and uses.	Consistent. As illustrated in Figure 3-12 , Public Neighborhood Park, in Section 3.0 , Project Description, of this Draft EIR, the proposed park would be surrounded by roadways and the elementary school, thereby limiting direct impacts to adjacent uses. The potential impacts of the proposed park are analyzed throughout this Draft EIR, as appropriate. As discussed in Section 5.13 , Noise, of this Draft EIR, noise from the school and park would be generated by a variety of sources including outdoor voices, a potential public address system, parking lot noise, and sports activities. However, Project operations would be required to comply with regulatory requirements such that exterior noise levels would not exceed the County Noise Ordinance standards. As discussed in Section 5.1 , Aesthetics, Views, and Light and Glare, of this Draft EIR, Project lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Due to minimal light

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	<p>encroachment and measures employed to minimize light pollution, the Project would not create new sources of substantial light which would adversely affect day or nighttime views in the area.</p> <p>In addition, as shown in Table 5.20-6 in Section 5.20, Transportation/Traffic, of this Draft EIR, the park and private recreation centers would result in 19 average daily trips. This level of traffic is not substantial, and in any case, all Project traffic impacts would be mitigated to a less-than-significant level.</p>
<p>Policy CO-9.1.12. Establish minimum design standards for both public and private parks to provide for public safety and welfare through lighting, access, crime prevention through design, equipment, visibility, and other aspects of design.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-9.1.13. Provide passive areas for natural habitat, meditation, bird-watching, and similar activities in parks, where feasible and appropriate, including meditation gardens, wildflower and butterfly gardens, botanic gardens, and similar features.</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. Also see discussion of Objective LU-1.1, above. Although significant and substantial natural habitat areas are located within the Project Site, the site generally is not conducive to botanic or meditation garden-type park space, particularly given the proximity to I-5 and Six Flags Magic Mountain, and, therefore, the Project does not include such types of park uses.</p>
<p>Policy CO-9.1.14. Ensure adequate park maintenance, and encourage programs for volunteers to assist in maintaining local parks, where feasible and appropriate.</p>	<p>Consistent. As discussed in Section 5.14, Population, Housing, and Employment, of this Draft EIR, the proposed park and recreational uses would generate employment for 16 persons to provide park oversight and maintenance.</p>
<p>Policy CO-9.1.15. Provide a wide variety of recreational programs geared to all ages and abilities, including passive, active, educational, and cultural programs.</p>	<p>Consistent. See discussion of Policy LU-3.4.4, above, regarding the proposed park and recreational facilities. Also see discussion of Objective LU-1.1, above.</p>
<p>Objective CO-9.2. Recognize that trails are an important recreational asset that, when integrated with transportation systems, contribute to mobility throughout the Santa Clarita Valley. (Guiding Principle #34)</p>	<p>Consistent. See discussion of Objective LU-5.1, above.</p>
<p>Policy CO-9.2.1. Plan for a continuous and unified multi-use (equestrian, bicycling, and pedestrian/hiking) trail network for a variety of users, to be developed with common standards, in order to unify Santa Clarita Valley communities and connect with City, Regional, State, and Federal trails such as the dual-use (equestrian</p>	<p>Consistent. See discussion of Objective LU-5.1, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
and hiking) Pacific Crest Trail.	
Policy CO-9.2.2. Provide trail connections between paseos, bike routes, schools, parks, community services, streets and neighborhoods.	Consistent. See discussion of Objective LU-5.1, above.
Policy CO-9.2.3. Use the Santa Clara River as a major recreational focal point for development of an integrated system of bikeways and trails, while protecting sensitive ecological areas.	Not Applicable. The Project Site does not include riverfront property.
Policy CO-9.2.4. Ensure that new development projects provide trail connections to local and regional trail systems, where appropriate.	Consistent. See discussion of Objective LU-5.1, above.
Policy CO-9.2.5. Promote the expansion of multi-use trails within rural areas of the Santa Clarita Valley.	Consistent. Although the Project Site is designated for urban uses within the Area Plan, the Project would nonetheless support this policy by providing multi-use trails on-site. See discussion of Objective LU-2.3 , above.
Policy CO-9.2.6. Provide trails to scenic vistas and viewpoints.	Consistent. See discussion of Objective LU-5.1, above. Although the on-site trail network would not provide direct access to scenic vistas or viewpoints, connections would be provided to other trails in the area, which may in turn provide access to scenic vistas or viewpoints.
Policy CO-9.2.7. Explore joint use opportunities to combine trail systems with utility easements, flood control facilities, open spaces, or other uses, where feasible.	Consistent. Given the extensive trail network proposed as part of the Project, joint use of the on-site utility easements and flood control facilities would not be necessary; however these opportunities could be explored in the future, as needed and where feasible.
Policy CO-9.2.8. Ensure that trails are designed to protect habitat, ecosystems, and water quality.	Consistent. See discussion of Objectives LU-1.1 and 5.1, above.
Policy CO-9.2.9. Pursue funding for trail maintenance and encourage volunteer participation in trail maintenance programs, where appropriate.	Consistent. Trail maintenance would be provided by a homeowners' association(s) to ensure proper upkeep.
Objective CO-10.1. Identify areas throughout the Santa Clarita Valley which should be preserved as open space in order to conserve significant resources for long-term community benefit.	Consistent. See discussion of Objective LU-1.1, above.
Policy CO-10.1.1. Provide and protect a natural greenbelt buffer area surrounding the entire Santa Clarita Valley, which includes the Angeles National Forest, Santa Susana, San Gabriel, and Sierra Pelona Mountains, as a regional recreational, ecological, and aesthetic resource. (Guiding Principle #5)	Not Applicable. The Project Site is located within the Valley and designated for urban uses by the Area Plan.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy CO-10.1.2. The Santa Clara River corridor and its major tributaries shall be preserved as open space to accommodate storm water flows and protect critical plant and animal species, as follows: (Guiding Principle #6)</p> <ul style="list-style-type: none"> • Uses and improvements within the corridor shall be limited to those that benefit the community's use of the river in its natural state. • Development on properties adjacent to, but outside of the defined primary river corridor shall be: <ul style="list-style-type: none"> • Located and designed to protect the river's water quality, plants, and animal habitats by controlling the type and density of uses, drainage runoff (water treatment) and other relevant elements; and • Designed to maximize the full range of river amenities, including views and recreational access, while minimizing adverse impacts to the river. 	<p>Consistent. As discussed in Section 5.9, Hydrology and Water Quality—Hydrology, of this Draft EIR, the proposed drainage system includes a comprehensive series of improvements designed to protect Project development. Although portions of the on-site drainage tributaries would be modified to protect Project development, within Unnamed Canyon 2, a geomorphic channel design is proposed in order to stabilize the channel incision and restore the drainage course. See discussion of Policy LU-1.3.6, as well as Objective LU-1.1 regarding open space.</p>
<p>Policy CO-10.1.3. Through dedications and acquisitions, obtain open space needed to preserve and protect wildlife corridors and habitat, which may include land within SEA's, wetlands, woodlands, water bodies, and areas with threatened or endangered flora and fauna.</p>	<p>Consistent. See discussion of Objective LU-1.1 and Policy LU-7.6.3, above.</p>
<p>Policy CO-10.1.5. Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.</p>	<p>Consistent. See discussion of Objective LU-1.1, above.</p>
<p>Policy CO-10.1.6. Delineate open space uses within hazardous areas to protect public health and safety, which may include areas subject to seismic rupture, flooding, wildfires, or unsafe levels of noise or air pollution.</p>	<p>Not Applicable. The Project Site does not include hazardous areas unsuitable for habitable development. See discussion of Objectives LU-1.1 and LU-3.3, as well as Policy LU-3.3.2.</p>
<p>Policy CO-10.1.7. Acquire adequate open space for recreational uses, coordinating location and type of open space with master plans for trails and parks.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and LU-2.3, above.</p>
<p>Policy CO-10.1.8. Encourage the use of vacant lots as community gardens, where appropriate.</p>	<p>Consistent. Following Project development, there will be no vacant lots aside from designated open space and utility/infrastructure lots. However, homeowners may be permitted to introduce small gardens, in accordance with any relevant homeowner association requirements, and nothing would preclude the introduction of a farmers'</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	market within the commercial portion(s) of the Project Site, subject to property owner/management approval.
<p>Policy CO-10.1.9. Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provides natural carbon sequestration benefits.</p>	<p>Consistent. See discussion of Objectives LU-1.1 and CO-3.1, and Policies LU-2.2.3, LU-7.3.3, LU-7.3.6, and LU-7.6.3, above. As discussed in Section 5.2, Agricultural and Forest Resources, of this Draft EIR, Project mitigation would ensure the conservation of no less than 6.2 acres of Project-impacted Prime Farmland either in a stand-alone 6.2-acre conservation easement or as part of a greater 138-acre conservation easement area, thus reducing agricultural impacts to a less-than-significant level. The open space areas, habitat, agricultural lands, and other natural areas preserved both on- and off-site would provide natural carbon sequestration benefits.</p>
<p>Policy CO-10.1.10. Support efforts by the City of Santa Clarita to ensure that the open space acquisition plan developed pursuant to the 2007 Open Space District formation conforms to the goals and objectives of the City's General Plan.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-10.1.11. Partner with conservation agencies and other entities to acquire and maintain open space, combining funding and other resources for joint-use projects, where appropriate.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. However, as previously discussed, the Project includes substantial open space on-site. See discussion of Objective LU-1.1, above.</p>
<p>Policy CO-10.1.12. Identify, pursue, and ensure adequate funding sources to maintain open space areas.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy CO-10.1.13. Provide reasonable accommodation to ensure that residents throughout the Santa Clarita Valley have equal access to open space areas, in consideration of the health benefits to residents from access to nature.</p>	<p>Consistent. See discussion of Objective LU-1.1, above. While certain open space areas on-site, such as the Spineflower Preserve, would not allow for public access, various areas would be open to the public, such as the bike lanes, multi-use trails, and public neighborhood park.</p>
<p>Policy CO-10.1.14. Protect open space from human activity that may harm or degrade natural areas, including but not limited to off road motorized vehicles, vandalism, campfires, overuse, pets, noise, excessive lighting, dumping, or other similar activities.</p>	<p>Consistent. The proposed Spineflower Preserve would contain restrictions including fencing to ensure the preserve lands are protected in perpetuity; see specifically MMs ES 5.4-22/RMDP-SCP BIO-27 and ES 5.4-31/RMDP-SCP BIO-36 in Section 5.4, Biological Resources, of this Draft EIR. Other open space areas on-site may include fencing, signage, and/or regular maintenance to protect such areas from harmful human activity. With respect to lighting, see discussion of Policies CO-3.6.1 and LU-3.3.6, above.</p>
<p>Policy CO-10.1.15. In conformance with State law, ensure that any action by which open space land is acquired or disposed of,</p>	<p>Consistent. As discussed throughout this analysis, the Project's open space areas would be consistent with the Open Space and Conservation Element.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
restricted, or regulated, be consistent with the open space plan contained in this Element.	
Policy CO-10.1.16. In conformance with State law, ensure that all development is consistent with the open space plan contained in this Element.	Consistent. As discussed throughout this analysis, the Project would be consistent with the Open Space and Conservation Element.
Policy CO-10.1.17. Allow alternative energy projects in areas designated for open space, where consistent with other uses and values.	Not Applicable. The Project is not an alternative energy project.
Objective CO-10.2. Ensure the inclusion of adequate open space within development projects.	Consistent. See discussion of Objective LU-1.1, above. As further discussed in Section 5.11 , Land Use, of this Draft EIR, approximately 153 acres or 40 percent of VTTM 53295 would consist of open space (including designated open space lots, natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve), thereby exceeding the Zoning Code's 30 percent minimum for open space. Additionally, yard space associated with single-family residences would provide substantial private open space not accounted for in this calculation.
Policy CO-10.2.1. Encourage provision of vegetated open space on a development project's site, which may include shallow wetlands and ponds, drought tolerant landscaping, and pedestrian hardscape that includes vegetated areas.	Consistent. See discussion of Objectives LU-1.1 and CO-10.2, above. Also see discussion of Policy LU-3.4.2, above.
Policy CO-10.2.2. Encourage that open space provided within development projects be usable and accessible, rather than configured in unusable strips and left-over remnants, and that open space areas are designed to connect to each other and to adjacent open spaces, to the extent reasonable and practical.	Consistent. See discussion of Objectives LU-1.1 and CO-10.2, above. While much of the on-site open space would be usable, certain areas, such as the Spineflower Preserve and the restored, open, vegetated drainage channel (Unnamed Canyon 2), would not be accessible but would nonetheless provide visual relief from development and a sense of openness on-site. See also discussion of Objective LU-2.3, above, regarding the on-site trail network that would connect to other trails and open space in the surrounding area.
Policy CO-10.2.3. Where feasible, integrate open space areas with neighboring uses and parcels, to create shared amenities and green spaces.	Consistent. See discussion of Objective LU-1.1 and Policy CO-10.2.2, above.
Policy CO-10.2.4. Seek opportunities to incorporate site features into the open space of a project design, which may include significant trees, vegetation, terrain, or water features, to provide thermal, acoustic, and aesthetic	Consistent. See discussion of Objectives LU-1.1 and LU-7.6, as well as Policy LU-3.4.2, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
benefits.	
Policy CO-10.2.5. Where appropriate, allow density transfers and density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance to encourage retention of open space, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.	Consistent. See discussion of Objectives LU-1.1 and CO-10.2, above. As discussed in Section 3.0 , Project Description, of this Draft EIR, the Project involves single-family residential clustering in part to allow for maximum open space on-site.
Safety Element	
Objective S-1.1. Identify and map areas in the Santa Clarita Valley that are susceptible to geological hazards, for use by the public and decision makers in considering development plans.	Not Applicable. This policy applies to jurisdictional responsibilities. However, as discussed in Section 5.6 , Geology and Soils, of this Draft EIR, such maps/data were used in the analysis of geologic hazards.
Policy S-1.1.1. Maintain maps of potentially active faults and fault zones, based on information available from the Alquist-Priolo Special Studies Zone maps, United States Geological Survey, State Board of Geologists, State Mining and Geology Board, and other appropriate sources.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Objective S-1.1, above.
Policy S-1.1.2. Maintain maps of areas subject to liquefaction and landslides, based on data provided by the State and other appropriate sources.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Objective S-1.1, above.
Policy S-1.1.3. In the event of significant incidents of soil subsidence, compile data and prepare maps showing areas with potential for this hazard.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of Objective S-1.1, above.
Policy S-1.1.4. Maintain maps showing potential inundation areas from dam failure.	Not Applicable. This policy applies to jurisdictional responsibilities. However, as discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, such maps/data were used in the analysis of inundation hazards.
Objective S-1.2. Regulate new development in areas subject to geological hazards to reduce risks to the public from seismic events or geological instability.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-2.1.5, above.
Policy S-1.2.1. Implement requirements of the Alquist-Priolo Earthquake Fault Zoning Act.	Consistent. See discussion of Policy LU-3.3.1, above.
Policy S-1.2.2. Restrict the land use type and intensity of development in areas subject to fault rupture, landslides, or liquefaction, in order to	Consistent. See discussion of Policies LU-2.1.5 and LU-3.3.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
limit exposure of people to seismic hazards.	
Policy S-1.2.3. Require soils and geotechnical reports for new construction in areas with potential hazards from faulting, landslides, liquefaction, or subsidence, and incorporate recommendations from these studies into the site design as appropriate.	Consistent. See discussion of Policies LU-2.1.5 and LU-3.3.1, above. As discussed in Section 5.6 , Geology and Soils, of this Draft EIR, the analysis therein is based on a series of geologic and geotechnical reports provided in Appendix 5.6 , as well as the engineering recommendations provided in such reports. Further, in accordance with the regulatory compliance measures discussed in Section 5.6 , Geology and Soils, the Applicant shall submit to County Public Works for review and approval a final Geotechnical Investigation Report based on final Project designs.
Policy S-1.2.4. Enforce seismic design and building techniques in the County Building Code.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. In accordance with the regulatory compliance measures discussed in Section 5.6 , Geology and Soils, of this Draft EIR, Project design and construction shall comply with all applicable building codes and standards, including those established in CGS's SP 117, <i>Guidelines for Evaluating and Mitigating Seismic Hazards in California</i> ; the most current UBC as adopted by the County; and state and County laws, ordinances, and Code requirements.
Policy S-1.2.5. Consider the potential for inundation from failure of the Castaic or Bouquet Canyon Reservoir dams when reviewing development proposals within potential inundation areas.	Consistent. As discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, Castaic Dam is located on Castaic Lake north of the Project Site; in the event of dam failure, inundation waters would flow southerly along Castaic Creek to the north bank of the River and thus would not affect the Project Site south of the River.
Objective S-1.3. Reduce risk of damage in developed areas from seismic activity.	Consistent. See discussion of Policies LU-2.1.5 and LU-3.3.1, above.
Policy S-1.3.1. Identify any remaining unreinforced masonry buildings or other unstable structures, and require remediation or seismic retrofitting as needed to meet seismic safety requirements.	Not Applicable. The Project Site includes few existing structures, none of which would be retained.
Policy S-1.3.2. Increase earthquake safety in all public facilities through bracing of shelves, cabinets, equipment and other measures as deemed appropriate.	Not Applicable. This policy applies to jurisdictional responsibilities. However, it is anticipated that appropriate earthquake safety measures would be implemented in all public facilities, as appropriate.
Policy S-1.3.3. Provide informational materials to the public on how to make their homes and businesses earthquake safe.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-1.3.4. Cooperate with other agencies as needed to ensure regular inspections of	Not Applicable. This policy applies to jurisdictional

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
public infrastructure such as bridges, dams, and other critical facilities, and require repairs to these structures as needed to prevent failure in the event of seismic activity.	responsibilities.
Policy S-2.1.1. On the Land Use Map, designate appropriate areas within the floodplain as open space for multi-use purposes, including flood control, habitat preservation, and recreational open space. Development in the floodplain will require mitigation as deemed necessary by the reviewing authority.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project does not involve development within a floodplain.
Policy S-2.1.2. Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.	Consistent. See discussion of Objective LU-7.3 and Policies LU-7.3.1 and LU-7.3.3, above.
Policy S-2.1.3. Promote the use of vegetated drainage courses and soft-bottom channels for flood control facilities to the extent feasible, in order to achieve water quality and habitat objectives in addition to flood control.	Consistent. See discussion of Objectives LU-1.1 and LU-7.3, as well as Policies LU-7.3.1, LU-7.3.3, and LU-7.3.6, above.
Policy S-2.1.4. Cooperate with other agencies, as appropriate, regarding the related issues of flood control, watershed management, water quality, and habitat protection.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-2.1.5. Promote the joint use of flood control facilities with other beneficial uses where feasible, such as by incorporating detention basins into parks and extending trails through floodplains.	Not Applicable. In general, the flood control facilities on-site would not offer appropriate joint use opportunities. Additionally, Project uses would not be located within a floodplain.
Objective S-2.2. Identify areas in the Santa Clarita Valley that are subject to inundation from flooding.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-2.2.1. Prepare and maintain maps of floodways and floodplains based on information from the Federal Emergency Management Agency (FEMA) and other appropriate sources in order to qualify for FEMA's National Flood Insurance Program.	Not Applicable. This policy applies to jurisdictional responsibilities. However, as discussed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, such maps/data were used in the analysis of flood hazards.
Policy S-2.2.2. Identify areas subject to localized short-term flooding due to drainage deficiencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-2.3. Plan for and construct adequate drainage and flood control	Consistent. See discussion of Policies LU-2.2.3, LU-2.1.5, and CO-10.1.2, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
infrastructure to ensure flood protection.	
Policy S-2.3.1. Implement drainage master plans designed to handle storm flows from the 100-year storm.	Not Applicable. The Area Plan depicts the 100-year flood event boundaries for the major watercourses in the Valley Planning Area, which are generally located within and directly adjacent to the Santa Clara River and its tributary drainages. However, the Project Site is not located within FEMA's 100-year floodplain or the County's floodway.
Policy S-2.3.2. Include funding for drainage and flood control improvements in the annual County Budget.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-2.4. Implement flood safety measures in new development.	Consistent. See discussion of Policies LU-2.2.3, LU-2.1.5, and CO-10.1.2, above.
Policy S-2.4.1. Require that new development comply with FEMA floodplain management requirements.	Not Applicable. As previously indicated, the Project Site is not located within FEMA's 100-year floodplain or the County's floodway. See discussion of Policy LU-7.3.5, above.
Policy S-2.4.2. On the Land Use Map, restrict the type and intensity of land use in flood-prone areas, or require flood-proof construction, as deemed appropriate.	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, none of the proposed development would be placed within the County's 50-year capital floodplain; therefore, development would not be subject to flood hazards.
Objective S-2.5. Limit risks to existing developed areas from flooding.	Not Applicable. The Project Site is not located within an existing developed area.
Policy S-2.5.1. Address drainage problems that cause flooding on prominent transportation corridors by working with multi-jurisdictional agencies and stakeholders to construct needed drainage improvements.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-2.5.2. Provide for the maintenance of drainage structures and flood control facilities to avoid system malfunctions and overflows.	Consistent. Implementation of MM ES 5.9-8/RMDP/SCP GRR-3, detailed in Section 5.9 , Hydrology and Water Quality—Hydrology, of this Draft EIR, would ensure that structural features such as outlets, bank stabilization, grade stabilization structures, bridge abutments, culverts, and other features will be constructed of erosion resistant materials such as concrete, soil cement, or secured riprap to ensure long-term stability and reduce the need for routine maintenance and/or rehabilitation/replacement activities. The construction of these features in this manner would avoid, to the extent feasible, system malfunctions and overflows. Maintenance of drainage structures and flood control facilities would be provided by the Los Angeles County Flood Control District or the homeowners' association(s), depending on the type of facility.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Objective S-3.1. Provide adequate fire protection infrastructure to maintain acceptable service levels as established by the Los Angeles County Fire Department.</p>	<p>Consistent. The Project's design would comply with applicable County Code fire safety requirements regarding site design, site and building access, roadways and driveways, fire sprinkler systems, fire hydrants, and access gates, as well as other applicable Fire Code requirements. As discussed in Section 5.15, Public Services—Fire Protection, of this Draft EIR, with compliance with all relevant regulatory requirements and implementation of the proposed PDFs, including payment of the applicable Fire Facility Fees, Project impacts with respect to fire protection would be less than significant. Also see discussion of Policies LU-2.1.5, LU-3.3.2, and C-2.2.9, above.</p>
<p>Policy S-3.1.1. Coordinate on planning for new fire stations to meet current and projected needs.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy S-3.1.2. Program adequate funding for capital fire protection costs and explore all feasible funding options to meet facility needs.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy S-3.1.3. Require adequate fire flow as a condition of approval for all new development, which may include installation of additional reservoir capacity and/or distribution facilities.</p>	<p>Consistent. As discussed in Section 5.15, Public Services—Fire Protection, of this Draft EIR, the Project would comply with the following fire flow and hydrant requirements set by the Fire Department's Land Development Unit:</p> <ul style="list-style-type: none"> • The minimum fire flow for the Project's single-family residential areas is 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration. • The maximum fire flow for all other types of development (i.e., multi-family residential, commercial, and institutional) within the Project Site is 8,000 gpm at 20 psi residual pressure for a four hour duration. <p>As also discussed, the Project includes an on-site distribution system (depicted in Figure 3-17, Project Potable Water System, in Section 3.0, Project Description), which would connect to a new 4.0-million-gallon reservoir tank proposed in the southwest corner of the Project Site.</p>
<p>Objective S-3.2. Provide for the specialized needs of fire protection services in both urban and wildland interface areas.</p>	<p>Consistent. See discussion of Policy LU-3.3.2, above. Also see discussion of Objective S-3.1, above.</p>
<p>Policy S-3.2.1. Identify areas of the Santa Clarita Valley that are prone to wildland fire hazards and address these areas in fire safety plans.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities.</p>
<p>Policy S-3.2.2. Enforce standards for maintaining defensible space around structures</p>	<p>Consistent. See discussion of Policy LU-3.3.2, above.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
through clearing of dry brush and vegetation.	
Policy S-3.2.3. Establish landscape guidelines for fire-prone areas with recommended plant materials, and provide this information to builders and members of the public.	Consistent. See discussion of Policy LU-3.3.2, above.
Policy S-3.2.4. Require sprinkler systems, fire resistant building materials, and other construction measures deemed necessary to prevent loss of life and property from wildland fires.	Consistent. See discussion of Objective S-3.1, above.
Policy S- 3.2.5. Ensure adequate secondary and emergency access for fire apparatus, which includes minimum requirements for road width, surface material, grade, and staging areas.	Consistent. See discussion of Policies LU-3.3.2, C-2.2.8, and C-2.2.9, above.
Policy S-3.2.6. For areas adjacent to the National Forest, cooperate with the United States Forest Service regarding land use and development issues.	Not Applicable. The Project Site is not located within or adjacent to any National Forest.
Policy S-3.2.7. Continue to provide information and training to the public on fire safety in wildland interface areas.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-3.3. Maintain acceptable emergency response times throughout the planning area.	<p>Consistent. As discussed in Section 5.15, Public Services—Fire Protection, of this Draft EIR, emergency response times throughout the Valley average 5 minutes for urban areas and 8 minutes for suburban areas, thus meeting response time standards. As discussed earlier, the Project’s fire protection impacts would be less than significant.</p> <p>It is also noted that the development of four future fire stations west of I-5 (within Mission Village, Landmark Village, Legacy Village, and Potrero Village) is intended to meet future demands for service associated with projects proposed in the Project area, including the Project. Once operational, the Fire Department’s target response distance standard for the Project would be met. Further, emergency response from these fire stations to the Project Site are expected to meet response time standards. See discussion of Policy LU-3.3.4, above.</p>
Policy S-3.3.1. Plan for fire response times of five minutes in urban areas, eight minutes in suburban areas, and 12 minutes in rural areas.	Consistent. See discussion of Objective S-3.3, above.
Policy S-3.3.2. Require the installation and maintenance of street name signs on all new development.	Consistent. See discussion of Policies LU-6.3.5 and C-2.5.3, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy S-3.3.3. Require the posting of address numbers on all homes and businesses that are clearly visible from adjacent streets.	Consistent. See discussion of Policies LU-6.3.5 and C-2.5.3, above.
Objective S-4.1. Identify sites that are contaminated with chemicals and other hazardous materials, and promote clean-up efforts.	Consistent. See discussion of Policies LU-2.1.5 and CO-1.4.2, above.
Policy S-4.1.1. Continue to support clean-up efforts and re-use plans for the Whittaker-Bermite property in the City of Santa Clarita.	Not Applicable. The Project Site is not located on the Whittaker-Bermite property.
Policy S-4.1.2. Coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites, and require that contamination be cleaned up to the satisfaction of the County and other responsible agencies prior to issuance of any permits for new development.	Consistent. See discussion of Policies LU-2.1.5 and CO-1.4.2, above.
Objective S-4.2. Cooperate with other agencies to ensure proper handling, storage, and disposal of hazardous materials.	Consistent. See discussion of Objective CO-1.4, above.
Policy S-4.2.1. On the Land Use Map, restrict the areas in which activities that use or generate large amounts of hazardous materials may locate, to minimize impacts to residents and other sensitive receptors in the event of a hazardous materials incident.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project uses are not anticipated to use or generate large amounts of hazardous materials.
Policy S-4.2.2. Through the development review process, ensure that any new development proposed in the vicinity of a use that stores or generates large amounts of hazardous materials provides adequate design features, setbacks, and buffers to mitigate impacts to sensitive receptors in the event of a hazardous materials incident.	Not Applicable. This policy applies to jurisdictional responsibilities. Additionally, the Project uses are not anticipated to use or generate large amounts of hazardous materials.
Policy S-4.2.3. Require businesses to verify procedures for storage, use, and disposal of hazardous materials.	Consistent. See discussion of Objective CO-1.4, above. In accordance with mitigation detailed in Section 5.8 , Hazards and Hazardous Materials, of this Draft EIR, a Chemical Inventory shall be submitted to the County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the Project Site. It shall also include: (1) an inventory of all hazardous materials and waste handled on-site; (2) emergency response plans; (3) procedures in the event of

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.
Policy S-4.2.4. Cooperate with other agencies to hold regular events to promote safe disposal of small amounts of household hazardous waste, including e-waste, by Santa Clarita Valley residents.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-5.1. Cooperate with the Los Angeles County Sheriff's Department's plans for expansion of facility space to meet current and future law enforcement needs in the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-5.1.1. Participate in a multi-jurisdictional task force to evaluate alternatives for combining public safety services with administrative services within a centralized government complex serving the entire Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-5.1.2. Provide staff assistance to assess future law enforcement needs, and work together with the City of Santa Clarita, the Sheriff's Department, and other partners to develop and implement plans for meeting these needs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-5.1.3. Cooperate on implementation of funding mechanisms for law enforcement services.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-5.2. Cooperate with the Sheriff's Department on crime prevention programs to serve residents and businesses.	Consistent. In accordance with PDF ES 5.16-3 in Section 5.16 , Public Services—Sheriff Protection, of this Draft EIR, the Project shall incorporate security features for crime prevention purposes and for the safety and comfort of Project residents, employees, and visitors. The security features shall include, but are not limited to, the following: <ul style="list-style-type: none"> • Proper lighting in entryways, lobbies, parking areas, and open areas throughout the Project Site; • Security lighting within the proposed neighborhood park; • Sufficient street lighting for visibility and safety along all roadways internal to the Project Site; • Illuminated building address numbers to ensure visibility from adjacent streets.
Policy S-5.2.1. Promote and participate in the Business Watch program to assist business	Consistent. See discussion of Objective S-5.2, above. Nothing would preclude Project businesses from

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
owners in developing and implementing crime prevention strategies.	participating in the Business Watch program.
Policy S-5.2.2. Promote and support Neighborhood Watch programs to assist residents in establishing neighborhood crime prevention techniques.	Consistent. See discussion of Objective S-5.2, above. Nothing would preclude Project residents from participating in the Neighborhood Watch program.
Policy S-5.2.3. Provide code enforcement services to maintain minimum health and safety standards and as a deterrent to crime.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-6.1. Reduce damage from high winds through effective urban forest management.	Consistent. Project trees would be properly maintained in accordance with County standards.
Policy S-6.1.1. Continue tree trimming and maintenance programs for trees in the right-of-way and on public property, to limit damage from falling limbs.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-6.1.2. Promote the planting of tree types appropriate to the local climate, to avoid breakage by brittle, non-native trees.	Consistent. See discussion of Policy LU-3.4.2, above. Native trees, including oak trees, would be planted and enhanced with complementary native vegetation.
Objective S-6.2. Increase public safety through the design of public facilities and urban spaces.	Consistent. See discussion of Policy LU-2.1.5, above.
Policy S-6.2.1. In reviewing development plans, ensure that lighting levels are adequate to provide safe and secure nighttime use of each site, while limiting excessive or unnecessary light and glare.	Consistent. See discussion of Policies LU-3.3.6 and CO-3.6.1, above.
Policy S-6.2.2. In reviewing development plans, consider Crime Prevention Through Environmental Design (CPTED) principles to increase public safety through establishing defensible space, clearly delineated public and private areas, and effective surveillance of common areas.	Consistent. As discussed in Section 5.16 , Public Services—Sheriff Protection, of this Draft EIR, the Project’s design would incorporate a variety of operational security features, including Knox-Box entry systems if/where appropriate, sufficient lighting to ensure safety and visibility, and the provision of a Project Site diagram to the Sheriff Station Commander to facilitate law enforcement response. Also see discussion of Policy LU-3.3.8 and Objective S-5.2, above.
Policy S-6.2.3. In reviewing development plans, ensure that pedestrian pathways, stairs, steps and ramps are designed to provide clear and unimpeded passage in order to avoid trip hazards and conflicts with vehicles.	Consistent. As discussed in Section 5.20 , Transportation/Traffic, of this Draft EIR, the Project would not substantially increase hazards due to a design feature or incompatible uses because the Project circulation plan would provide vehicular access onto and within the Project Site that complies with all applicable County codes and regulations. In addition, the Project Applicant would ensure that pedestrian pathways, stairs, steps, and ramps are designed to provide clear and unimpeded passage, consistent with County standards.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy S-6.2.4. Continue to monitor traffic accident data in order to evaluate and address any traffic control needs to enhance public safety.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-6.2.5. Use traffic calming devices and reduced street widths to slow traffic speeds and reduce accidents, where deemed appropriate.	Consistent. Traffic calming devices and reduced street widths may be used throughout the Project Site, as needed. In addition, PDF ES 5.20-1 in Section 5.20 , Transportation/Traffic, of this Draft EIR requires the preparation of a Construction Traffic Management Plan, which would include provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways, as needed.
Objective S-6.3. Provide for the safety of disadvantaged persons.	Consistent. In accordance with the requirements of the Americans with Disabilities Act, provisions would be provided for disadvantaged persons and persons with disabilities.
Policy S-6.3.1. In cooperation with other agencies, ensure adequate shelter for homeless persons to limit their exposure to accidental injury and illness.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-6.3.2. Implement the provisions of the Americans with Disabilities Act to ensure safe travel paths and accommodations for persons with disabilities.	Consistent. See discussion of Objective S-6.3, above.
Objective S-6.4. Minimize damage resulting from aircraft accidents near the Agua Dulce Airpark.	Not Applicable. The Project Site is not located in close proximity to the Agua Dulce Airpark.
Policy S-6.4.1. Require all new development in the vicinity of the Agua Dulce Airpark to comply with the Airport Land Use Plan and applicable Federal Aviation Administration (FAA) regulations.	Not Applicable. The Project Site is not located in close proximity to the Agua Dulce Airpark.
Objective S-7.1. Maintain and implement plans and procedures to prepare for disaster response and terrorist activities.	Consistent. See discussion of Policy C-2.5.1, above.
Policy S-7.1.1. Regularly update emergency preparedness and response plans that are consistent with State plans.	Consistent. See discussion of Policy C-2.5.1, above.
Policy S-7.1.2. Continue to provide regular training to public officials and the public on emergency procedures.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-7.1.3. Ensure that evacuation routes are clearly posted throughout the Santa Clarita Valley.	Not Applicable. This policy applies to jurisdictional responsibilities. However, the Project's emergency response plan would include evacuation routes for vehicles and pedestrians; see discussion of Policy

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
	C-2.5.1, above
Policy S-7.1.4. Strengthen communication and cooperation between agencies, citizens and non-profit groups to plan for disaster response.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective S-7.2. Plan for ways to minimize economic and social disruption, and expedite recovery from emergency incidents.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-7.2.1. In cooperation with other agencies, plan for temporary shelters for residents displaced by disasters and emergency incidents.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-7.2.2. Plan for expedited plan check, permitting, and inspection programs to aid recovery efforts involving the rebuilding of damaged structures.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-7.2.3. Ensure that proper record-keeping procedures are in place for purposes of obtaining reimbursement from State and Federal agencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy S-7.2.4. Purchase disaster and recovery supplies locally to assist local businesses in their recovery efforts.	Not Applicable. This policy applies to jurisdictional responsibilities.
Noise Element	
Objective N-1.1. Protect the health and safety of the residents of the Santa Clarita Valley by the elimination, mitigation, and prevention of significant existing and future noise levels.	Consistent. As discussed in Section 5.13 , Noise, of this Draft EIR, implementation of the proposed PDFs and mitigation measures would ensure that the Project's operational noise impacts would be less than significant. In addition, implementation of proposed mitigation would reduce construction-related noise impacts to the extent feasible.
Policy N-1.1.1. Use the Noise and Land Use Compatibility Guidelines contained in Figure N-8, which are consistent with State guidelines, as a policy basis for decisions on land use and development proposals related to noise.	Not Applicable. This policy applies to jurisdictional responsibilities. However, as discussed in Section 5.13 , Noise, of this Draft EIR, the noise analysis is based in part on the State's noise compatibility guidelines (see Table 5.13-3 , Land Use Compatibility for Community Noise Exposure, therein).
Policy N-1.1.2. Continue to implement the adopted Noise Ordinance and other applicable code provisions, consistent with state and federal standards, which establish noise impact thresholds for noise abatement and attenuation, in order to reduce potential health hazards associated with high noise levels.	Consistent. As discussed in Section 5.13 , Noise, of this Draft EIR, the noise analysis is based in part on County Noise Ordinance standards. See discussion of Objective N-1.1, above.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy N-1.1.3. Include consideration of potential noise impacts in land use planning and development review decisions.	Consistent. Noise impacts associated with the Project are evaluated in Section 5.13 , Noise, of this Draft EIR, and thus are and will continue to be taken into consideration during the environmental review process.
Policy N-1.1.4. Control noise sources adjacent to residential, recreational, and community facilities, and those land uses classified as noise sensitive.	Consistent. See discussion of Objective N-1.1, above.
Policy N-1.1.5. Monitor and update data and information regarding current and projected noise levels in the planning area.	Not Applicable. This policy applies to jurisdictional responsibilities. It is noted, however, that the Project noise analysis is based in part on recent noise measurements and projected noise levels.
Policy N-1.1.6. Provide development review comments on projects proposed by other agencies and special districts that may generate noise impacts affecting land uses within the Santa Clarita Valley, including any freeway and highspeed rail projects.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective N-2.1. Prevent and mitigate adverse effects of noise generated from traffic on arterial streets and highways through implementing noise reduction standards and programs.	Consistent. See discussion of Objective N-1.1, above.
Policy N-2.1.1. Encourage owners of existing noise-sensitive uses, and require owners of proposed noise sensitive land uses, to construct sound barriers to protect users from significant noise levels, where feasible and appropriate.	Consistent. See discussion of Objective N-1.1, above. In particular, MMs ES 5.13-4 through 5.13-7 include sound walls.
Policy N-2.1.2. Encourage the use of noise absorbing barriers, where appropriate.	Consistent. See discussion of Objective N-1.1 and Policy N-2.1.1, above.
Policy N-2.1.3. Where appropriate, coordinate with the California Department of Transportation (Caltrans) to ensure that sound walls or other noise barriers are constructed along Interstate 5 and State Route 14 in the immediate vicinity of residential and other noise sensitive developments, where setbacks and other sound alleviation devices do not exist.	Not Applicable. This policy applies to jurisdictional responsibilities.
Policy N-2.1.4. Reduce significant noise levels related to through-traffic in residential areas by promoting subdivision circulation designs to contain a hierarchy of streets which efficiently direct traffic to highways.	Consistent. See discussion of Objective N-1.1, above. Figure 5.20-10 , On-Site Roadway and Intersection Lane Configurations, in Section 5.20 , Transportation/Traffic, of this Draft EIR illustrates the proposed roadway configuration for VTTM 53295 and the intersection lane geometry, which was developed based on peak-hour turning movement forecasts. The roadway configuration in the residential areas would efficiently direct traffic to highways.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
Policy N-2.1.5. Encourage employers to develop van pool and other travel demand management programs to reduce vehicle trip-generated noise in the planning area.	Consistent. See discussion of Policies C-1.1.1 and C-1.1.6, above, regarding the Project's TDM program.
Policy N-2.1.6. Work with the City of Santa Clarita Transit to improve and expand current public transit services and routes to reduce vehicle trips and resulting noise levels.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of Policy LU-5.1.3, above.
Policy N-2.1.7. Require vehicle owners to properly maintain their equipment to avoid generating excessive noise levels.	Not Applicable. This policy applies to jurisdictional responsibilities.
Objective N-3.1. Prevent and mitigate significant noise levels in residential neighborhoods.	Consistent. See discussion of Objective N-1.1, above.
Policy N-3.1.1. Require that developers of new single-family and multi-family residential neighborhoods in areas where the ambient noise levels exceed 60 CNEL provide mitigation measures for the new residences to reduce interior noise levels to 45 CNEL, based on future traffic and railroad noise levels.	Consistent. See discussion of Objective N-1.1, above. In particular, MM ES 5.13-8 in Section 5.13 , Noise, of this Draft EIR would ensure interior noise levels do not exceed 45 dBA CNEL through the incorporation of insulated windows and doors, solid core doors, and special insulation or design features in all residential buildings located within 200 feet of the centerline of Westridge Parkway or Magic Mountain Parkway.
Policy N-3.1.2. Require that developers of new single-family and multi-family residential neighborhoods in areas where the projected noise levels exceed 65 CNEL provide mitigation measures (which may include noise barriers, setbacks, and site design) for new residences to reduce outdoor noise levels to 65 CNEL, based on future traffic conditions. This requirement would apply to rear yard areas for single-family developments, and to private open space and common recreational and open space areas for multi-family developments.	Consistent. See discussion of Objective N-1.1, above. In particular, MMs ES 5.13-4 through 5.13-7 include sound walls to reduce traffic noise at adjacent single-family and multi-family residences to below 60 dBA CNEL and 65 dBA CNEL, respectively.
Policy N-3.1.3. Through enforcement of the applicable Noise Ordinance, protect residential neighborhoods from noise generated by machinery or activities that produce significant discernable noise exceeding recommended levels for residential uses.	Consistent. Although this policy applies to jurisdictional responsibilities, see discussion of Objective N-1.1 and Policy N-1.1.2, above.
Policy N-3.1.4. Require that those responsible for construction activities develop techniques to mitigate or minimize the noise impacts on residences, and adopt standards that regulate noise from construction activities that occur in or near residential neighborhoods.	Consistent. See discussion of Objective N-1.1, above. Construction noise is regulated through the County's Noise Ordinance. As discussed in Section 5.13 , Noise, of this Draft EIR, MMs ES 5.13-1 through 5.13-3 address construction noise and involve the use of noise shielding and muffling devices on construction equipment, the siting of construction equipment and staging, and the installation of temporary acoustic barriers.

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>Policy N-3.1.5. Require that developers of private schools, childcare centers, senior housing, and other noise sensitive uses in areas where the ambient noise level exceeds 65 dBA (day), provide mitigation measures for these uses to reduce interior noise to acceptable levels.</p>	<p>Consistent. See discussion of Objective N-1.1 and Policies N-3.1.1 and N-3.1.2, above.</p>
<p>Policy N-3.1.6. Ensure that new residential buildings shall not be located within 150 feet of the centerline for [sic] Interstate 5.</p>	<p>Not Applicable. No Project residences would be located within 150 feet of the centerline of I-5. More specifically, the nearest proposed residential use to I-5 would be the multi-family residential uses within Planning Area 12, which would be approximately 1,000 feet away.</p>
<p>Policy N-3.1.7. Ensure that design of parks, recreational facilities, and schools minimize noise impacts to residential neighborhoods.</p>	<p>Consistent. See discussion of Policy CO-9.1.11, above.</p>
<p>Policy N-3.1.8. As a condition of issuing permits for special events, require event promoters to mitigate noise impacts to adjacent sensitive uses through limiting hours of operation and other means as appropriate, which may include notification to affected residents.</p>	<p>Not Applicable. No special event facilities are proposed as part of the Project.</p>
<p>Policy N-3.1.9. Implement a buyer and renter notification program for new residential developments where appropriate, to educate and inform potential buyers and renters of the sources of noise in the area and/or new sources of noise that may occur in the future. As determined by the reviewing authority, notification may be appropriate in the following areas:</p> <ol style="list-style-type: none"> Within one mile of Six Flags Magic Mountain theme park, potential buyers and renters should receive notice that noise may occasionally be generated from this facility and that the frequency and loudness of noise events may change over time. Within 1,000 feet of the railroad, potential buyers and renters should receive notice that noise may occasionally be generated from this facility and that the frequency and loudness of noise events may change over time. Within 200 feet of commercial uses in mixed-use developments, potential buyers and renters should receive notice that the commercial uses within the mixed-use developments may generate noise in excess of levels typically found in residential areas, 	<p>Consistent. In response to this policy, the County Department of Regional Planning has imposed the following conditions of approval for the requested CUP:</p> <p>Permittee shall provide in the CC&Rs: (1) requirements for all residential mixed use lots, and residential lots located at the western boundary of PA 4 at the boundary of Mission Village, required notification to potential buyers and/or renters within 200 feet of commercial uses regarding possible noises in excess of levels typically found in residential areas; and (2) requirements for all residential use lots, required notification to potential buyers and/or renters within one mile of Magic Mountain that noise may occasionally be generated from this facility and that the frequency and loudness of noise events may change over time.</p>

Santa Clarita Valley Area Plan: One Valley One Vision 2012 Consistency Analysis (Continued)

Area Plan Policies/Objectives	Analysis of Project Consistency
<p>that the commercial uses may change over time, and the associated noise levels and frequency of noise events may change along with the use.</p> <p>d. Within 1,000 feet of the Saugus Speedway, in the event speedway operations are resumed in the future.</p>	
<p>Objective N-4.1. Prevent, mitigate, and minimize noise spillover from commercial and industrial uses into adjacent residential neighborhoods and other noise sensitive uses.</p>	<p>Consistent. See discussion of Objective N-1.1, above. Compliance with the County Noise Ordinance would minimize noise spillover from the on-site commercial uses. For example, County Code Section 12.08.460 prohibits the loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 P.M. and 6:00 A.M. in such a manner as to cause a noise disturbance. In addition, loading zones and trash receptacles in commercial areas shall be located away from adjacent residential areas, or provide attenuation so that noise levels at residential uses do not exceed the standards identified in Section 12.08.460.</p>
<p>Policy N-4.1.1. Implement and enforce the applicable Noise Ordinance to control noise from commercial and industrial sources that may adversely impact adjacent residential neighborhoods and other sensitive uses.</p>	<p>Consistent. See discussion of Objective N-1.1 and Policy N-1.1.2, above. The Project would comply with the applicable portions of the County Noise Ordinance, as reflected in the regulatory compliance measures in Section 5.13, Noise, of this Draft EIR.</p>
<p>Policy N-4.1.2. Require appropriate noise buffering between commercial or industrial uses and residential neighborhoods and other sensitive uses.</p>	<p>Consistent. See discussion of Objective N-1.1, above. The Project's design and layout includes appropriate buffers to protect on-site noise-sensitive uses. For example, the proposed residential uses would be a minimum of 350 feet from Six Flags Magic Mountain, with intervening commercial development and landscaping. Nearly all surface and structured parking associated with the commercial development in Planning Areas 1 through 3 would be located behind the associated office and commercial buildings, which would provide shielding to the on-site sensitive uses (i.e., residential uses on the south side of Magic Mountain Parkway). Additionally, the commercial areas in Planning Area 14 would also be separated from on- and off-site residential uses by hillsides that would shield noise from parking areas.</p>
<p>Policy N-4.1.3. Adopt and enforce standards for the control of noise from commercial and entertainment establishments when adjacent to residential neighborhoods and other sensitive uses.</p>	<p>Not Applicable. This policy applies to jurisdictional responsibilities. However, as indicated above, the Project would comply with applicable noise standards to the maximum extent feasible.</p>
<p>Source: Santa Clarita Valley Area Plan: One Valley One Vision 2012, 2012; and Eyestone Environmental, 2015.</p>	

Appendix 5.11C



Southern California Association of
Governments Policy Consistency Analysis
Eyestone Environmental
April 2015

APPENDIX 5.11C

SCAG POLICY CONSISTENCY ANALYSIS

SCAG Goals/Principles/Policies	Analysis of Project Consistency
Regional Transportation Plan/Sustainable Communities Strategy	
Regional Goals	
RTP/SCS G1. Align the plan investments and policies with improving regional economic development and competitiveness.	Consistent. While this goal is not necessarily applicable on a project-specific basis, the Project would support it by concentrating new development adjacent to the existing regional transportation network. Additionally, as discussed in Section 5.14 , Population, Housing, and Employment, of this Draft EIR, the Project would promote economic development through the creation of approximately 2,700 jobs.
RTP/SCS G2. Maximize mobility and accessibility for all people and goods in the region.	Consistent. The Project includes an on-site circulation network and additional off-site transportation improvements (as mitigation) to facilitate mobility and access within the Project vicinity. To minimize and shorten vehicle trips, a majority of homes would be within walking distance to the on-site commercial uses, elementary school, public neighborhood park, and trail system. The Project also includes an extensive network of bike lanes and multi-use trails linking the uses on-site and connecting to adjacent communities. Furthermore, the proposed uses would be located in proximity to Interstate 5 (I-5) and State Route 126 (SR-126), thus facilitating access and mobility for all people and goods.
RTP/SCS G3. Ensure travel safety and reliability for all people and goods in the region.	Consistent. See discussion of RTP/SCS G2, above. In addition to circulation improvements that meet the roadway standards set forth by the County of Los Angeles (County), City of Santa Clarita (City), and/or the California Department of Transportation (Caltrans), as applicable, sufficient lighting would be provided in all developed areas of the Project Site to ensure safety and visibility. Many of the proposed trails would be separated from roadways to ensure the safety of bicyclists and pedestrians, and a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles. In addition, all streets, sidewalks, and street crossings would meet County requirements.
RTP/SCS G4. Preserve and ensure a sustainable regional transportation system.	Consistent. See discussion of RTP/SCS G2 and G3, above. The Project's neighborhood design would facilitate the use of public transit by providing on-site bus stops in accordance with County standards and transit provider requirements (future bus transit routes are anticipated to be extended along Magic Mountain Parkway in the Project area by Santa Clarita Transit as part of a comprehensive Valley-wide transit system; on-site bus

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	stop locations will be determined in consultation with Santa Clarita Transit), as discussed further in Section 5.20 , Transportation/Traffic, of this Draft EIR. The Project also includes a transportation demand management (TDM) program detailed in PDF ES 5.7-4 through PDF ES 5.7-6 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR, which includes measures to encourage carpooling, ride-matching, bike facilities, and telecommuting. Implementation of these measures would serve to reduce single-occupancy vehicle trips.
RTP/SCS G5. Maximize the productivity of our transportation system.	Consistent. See discussion of RTP/SCS G2, G3 and G4, above.
RTP/SCS G6. Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent. See discussion of RTP/SCS G2, G3 and G4, above. The Project's voluntary Commute Trip Reduction program included in the TDM program would discourage single-occupancy vehicle trips and encourage alternative modes of transportation through the provision of bicycle end-trip facilities (parking, showers, and lockers). Implementation of these measures would serve to reduce single-occupancy vehicle trips, thereby reducing air emissions and promoting active transportation.
RTP/SCS G7. Actively encourage and create incentives for energy efficiency, where possible.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project includes numerous energy conservation features, such as energy efficient lighting and solar energy elements, as detailed in PDF ES 5.23-1 in Section 5.23 , Utilities and Service Systems—Energy, and PDFs ES 5.7-1 through ES 5.7-3 and PDF ES 5.7-8 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR.
RTP/SCS G8. Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	Consistent. See discussion of RTP/SCS G2, G3, G4, and G6, above.
RTP/SCS G9. Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Not Applicable. This policy applies to jurisdictional responsibilities.
Land Use Actions and Strategies	
Coordinate ongoing visioning efforts to build consensus on growth issues among local governments and stakeholders.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is SCAG. Nonetheless, the County, which is the lead agency for the Project, regularly coordinates with SCAG on regional growth issues.
Provide incentives and technical assistance to local governments to encourage projects and programs that	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is SCAG. Nonetheless, the County, which is the

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
balance the needs of the region.	lead agency for the Project, regularly coordinates with SCAG on its advancement of projects and programs that meet regional needs. Furthermore, the Project would support this measure by providing needed housing, employment opportunities, and supportive uses and amenities, such as a school and park, which would serve not just Project residents but the community at large.
Collaborate with local jurisdictions and agencies to acquire a regional fair share housing allocation that reflects existing and future needs.	Consistent. As discussed further in Section 5.14 , Population, Housing, and Employment, of this Draft EIR, the Project would accommodate regional growth projected by SCAG in the Santa Clarita Valley Planning Area and northern Los Angeles County by providing needed housing within an infill site that is adjacent to existing, approved, and planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers, in furtherance of SB 375 policies.
Expand Compass Blueprint program to support member cities in the development of bicycle, pedestrian, Safe Routes to Schools, Safe Routes to Transit, and ADA Transition plans.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. In any event, the Project includes a network of bike and pedestrian trails, as well as transit stops to promote alternative transportation. To minimize and shorten vehicle trips, the majority of proposed homes would be within walking distance of the Project's commercial (retail/office) areas, school, park, and trail system. The Project Site is also located near Valencia Commerce Center, one of the largest employment centers in the Santa Clarita Valley. Bike and pedestrian trails within the Project Site would connect to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south. Additionally, the Project would be integrated with the Santa Clarita transit system by including bus stops to encourage residents to rely less on individual vehicular travel.
Continue to support, through Compass Blueprint, local jurisdictions and sub-regional COGs adopting neighborhood-oriented development, suburban villages, and revitalized main streets as livability strategies in areas not served by high-quality transit.	Consistent. The Project contains neighborhood-oriented, mixed-use development coupled with livability strategies, including the establishment of a diverse system of pedestrian and bicycle trails to promote interconnectivity between various areas on the Project Site as well as the Newhall Ranch Specific Plan trail system to the west and the Westridge community to the south.
Encourage the use of range-limited battery electric and other alternative fueled vehicles through policies and programs, such as, but not limited to, neighborhood oriented development, complete streets, and Electric (and other alternative fuel) Vehicle Supply Equipment in public parking lots.	Consistent. While the use of alternatively-fueled vehicles by the Project's future residents and occupants is market driven and beyond the direct control or influence of the Project Applicant, the Project would not impair the County's or SCAG's ability to encourage the use of alternatively-fueled vehicles through various policies and programs. In support of the Complete Streets Act of 2008 (AB 1358), the Project would include an extensive bike and pedestrian trail network linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	Mountain Parkway would be provided to reduce conflicts with vehicles. The Project also includes preferential parking for carpools and vanpools, as well as a ride-sharing program with dedicated parking areas, as detailed in PDF ES 5.7-4 and PDF ES 5.7-5 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR.
Continue to support, through Compass Blueprint, planning for new mobility modes such as range-limited Neighborhood Electric Vehicles (NEVs) and other alternative fueled vehicles.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. However, as noted above, the Project would not impair any jurisdiction's ability to encourage the use of alternatively-fueled vehicles or other new mobility modes.
Collaborate with the region's public health professionals to enhance how SCAG addresses public health issues in its regional planning, programming, and project development activities.	Consistent. The Project would not impair the County's, SCAG's, or the State's ability to collaborate with the region's public health professionals regarding the integration of public health issues in regional planning. Additionally, the Project would encourage healthy lifestyles through the provision of an extensive bike and pedestrian trail network on-site. The Project would also incorporate measures to reduce air emissions and greenhouse gasses, minimize hazards, and ensure water quality (see Section 5.3 , Air Quality; Section 5.7 , Greenhouse Gas Emissions; Section 5.8 , Hazards and Hazardous Materials; and Section 5.10 , Hydrology and Water Quality—Water Quality, of this Draft EIR for further discussion).
Support projects, programs, and policies that support active and healthy community environments that encourage safe walking, bicycling, and physical activity by children, including, but not limited to development of complete streets, school siting policies, joint use agreements, and bicycle and pedestrian safety education.	Consistent. As previously discussed, the Project would establish a diverse system of pedestrian and bicycle trails segregated from vehicular traffic to promote interconnectivity between the various areas of the Project Site (including the proposed school), provide access to the on-site amenities, link to the Newhall Ranch Specific Plan trail system to the west and the Westridge community to the south, and serve as an alternative to automobile use. Additionally, the Project would provide a public neighborhood park and private neighborhood recreation centers of adequate size and with appropriate amenities to serve the needs of Project residents and the local community. Also see the discussion of complete streets, above.
Seek partnerships with state, regional, and local agencies to acquire funding sources for innovative planning projects.	Consistent. The Project would not impair the County's, SCAG's or the State's ability to seek partnerships in furtherance of funding acquisition. Additionally, the Project would support this measure by providing needed housing, employment opportunities, and supportive uses and amenities such as a school and park, which would serve not just Project residents but the community at large.
Update local zoning codes, General Plans, and other regulatory policies to accelerate adoption of land use strategies included in the 2012–2035 RTP/SCS Plan Alternative, or that have	Consistent. While not necessarily applicable on a project-specific basis, the Project would support this action/strategy via consistency with the County's recently adopted Area Plan (see consistency analysis provided in Table 2 , Area Plan Consistency Analysis, in Appendix 5.11 of this Draft EIR, which incorporates

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
been formally adopted by any subregional COG that is consistent with regional goals.	land use strategies set forth in the 2012–2035 RTP/SCS). Further, the traffic analysis zones (TAZs) utilized by SCAG that encompass the Project Site contain household data that is generally consistent with the number of planned residential units depicted by the Project Applicant's and County's data on an aggregate level (see Appendix F of the GHG Report in Appendix 5.7 of this Draft EIR for further discussion).
Update local zoning codes, General Plans, and other regulatory policies to promote a more balanced mix of residential, commercial, industrial, recreational and institutional uses located to provide options and to contribute to the resiliency and vitality of neighborhoods and districts.	Consistent. While not necessarily applicable on a project-specific basis, the Project would support this action/strategy by creating a mixed-use community comprised of complementary and mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities.
Support projects, programs, policies and regulations that encourage the development of complete communities, which includes a diversity of housing choices and educational opportunities, jobs for a variety of skills and education, recreation and culture, and a full-range of shopping, entertainment and services all within a relatively short distance.	Consistent. As noted above, the Project would create a complete mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities. Additionally, the Project includes a range of residential housing types, sizes, and styles to serve the needs of a growing and increasingly diverse population within the County and the region. The Project's housing and employment opportunities would also serve to accommodate the projected increase of more than 70,000 households in northern Los Angeles County between 2012 and 2035.
Pursue joint development opportunities to encourage the development of housing and mixed-use projects around existing and planned rail stations or along high-frequency bus corridors, in transit-oriented development areas, and in neighborhood-serving commercial areas.	Consistent. The Project would accommodate regional growth projected by SCAG in the Valley Planning Area and northern Los Angeles County within an urbanizing infill site that is adjacent to existing, approved, and planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers in furtherance of SB 375 policies. Transit would be promoted in the Project's traditional neighborhood design and would include on-site bus stops.
Working with local jurisdictions, identify resources that can be used for employing strategies to maintain and assist in the development of affordable housing.	Consistent. The Project includes a range of residential housing types, sizes, and styles to serve the needs of a growing and increasingly diverse population within the County and the region.
Consider developing healthy community or active design guidelines that promote physical activity and improved health.	Consistent. As discussed above, the Project would encourage healthy lifestyles through the provision of an extensive bike and pedestrian trail network on-site. The Project complies with County Healthy Design Ordinances recently amended to the County Zoning Ordinance. Additionally, the Project would provide a public neighborhood park and private neighborhood recreation centers of adequate size and with appropriate amenities to serve the recreational needs of Project residents and the local community. Also see the discussion of complete streets, above.

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
Support projects, programs, policies, and regulations to protect resources areas, such as natural habitats and farmland, from future development.	Consistent. The Project includes 101.7 acres of open space, as well as a 27.2-acre preserve for the San Fernando Valley spineflower, which would remain in their natural condition. The Project has been designed to respect many of the natural resources and features onsite, in accordance with the previously adopted Spineflower Conservation Plan, with grading that generally follows the natural topographic trends onsite, natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and a major canyon (Unnamed Canyon 2) that would be restored as an open, vegetated drainage channel. Although oak trees would be removed, an estimated 37 regulation-size oak trees, including four heritage oaks, would be preserved (11 would be encroached upon during construction), and up to 158 new oak trees of 15-gallon size would be planted per the County's Oak Tree Ordinance and current County practices (refer to Section 5.4 , Biological Resources, of this Draft EIR for further discussion). With respect to agricultural land, as discussed in Section 5.2 , Agricultural and Forest Resources, Project mitigation would ensure the conservation of no less than 6.2 acres of designated Prime Farmland within the Project Applicant's other property holdings.
Create incentives for local jurisdictions and agencies that support land use policies and housing options that achieve the goals of SB 375.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. In any event, the Project would be consistent with the goals of SB 375, as demonstrated by this policy-level analysis and the allocation of future growth to the Project vicinity in SCAG's RTP/SCS overall land use pattern maps. The Project design would also be consistent with the SB 375 goal to reduce vehicle miles travelled, and the corresponding emission of GHGs, through the development of more effective and efficient communities.
Continue partnership with regional agencies to increase availability of state funding for integrated land use and transportation projects in the region.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. The Project would not impair the ability of SCAG and the State to increase the availability of funding for certain types of projects. As previously discussed, the proposed uses would be developed on a site with convenient regional access via the I-5 and SR-126 freeways, thus integrating land use and transportation. The Project would include an on-site circulation network and additional off-site transportation improvements (as mitigation) to facilitate mobility and access within the Project vicinity.
Engage in a strategic planning process to determine the critical components and implementation steps for identifying and addressing open space resources, including increasing and preserving park space, specifically in park-poor	Consistent. The Project would not impair the ability of the County and SCAG to engage in strategic planning processes to address open space resources and recreational/park shortages in existing communities. As previously discussed, the Project is a mixed-use, master-planned community that includes 101.7 acres of open space, as well as a 27.2-acre preserve for the San

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
communities.	Fernando Valley spineflower, which would remain in their natural condition. Additionally, the Project would provide a 5.6-acre public neighborhood park with appropriate amenities to serve the recreational needs of Project residents and the local community.
Identify and map regional priority conservation areas for potential inclusion in future plans.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is SCAG. The Project would not impair SCAG's ability to implement this action/strategy.
Engage with various partners, including CTCs and local agencies, to determine priority conservation areas and develop an implementable plan.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. The Project would not impair the ability of SCAG and CTCs to engage with various partners on issues pertaining to conservation areas.
Develop regional mitigation policies or approaches for the 2016 RTP.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. The Project would not impair the ability of SCAG and CTCs to develop regional mitigation policies or approaches for the future 2016 RTP. Of note, the Project Applicant has additional land holdings in the western Santa Clarita Valley and continues to plan future development within these areas in an integrated manner so as to address transportation, infrastructure, public services, and mitigation on a broad level.
<i>Transportation Network Actions and Strategies</i>	
Perform and support studies with the goal of identifying innovative transportation strategies that enhance mobility and air quality, and determine practical steps to pursue such strategies, while engaging local communities in planning efforts.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. The Project would not impair the ability of SCAG and CTCs to perform and support various studies. As previously discussed, the proposed uses would be developed on a site with convenient regional access via the I-5 and SR-126 freeways. The Project would include an on-site circulation network and additional off-site transportation improvements (as mitigation) to facilitate mobility and access within the Project vicinity. By combining proposed residential, commercial (retail/office), school, and park uses on-site, the Project would serve to comparatively reduce vehicle trips and thus vehicle miles travelled, thereby contributing to a reduction in air pollutant emissions.
Cooperate with stakeholders, particularly county transportation commissions and Caltrans, to identify new funding sources and/or increased funding levels for the preservation and maintenance of the existing transportation network.	Consistent. While not necessarily applicable on a project-specific basis, the Project would support this action/strategy by providing an on-site circulation network and additional off-site transportation improvements (as mitigation) to improve local access, with appropriate design considerations to ensure travel safety and reliability. All such improvements would be constructed in accordance with County Public Works and/or Caltrans requirements, as appropriate. In addition, the Project would mitigate any significant impacts to local and regional roadways to the extent feasible, as required by CEQA.

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
Expand the use of transit modes in our subregions such as BRT, rail, limited-stop service, and point-to-point express services utilizing the HOV and HOT lane networks.	Consistent. The Project includes on-site bus stops to expand the use of transit modes and would not impair the ability of SCAG, the CTCs, or the County to expand and extend the use of other transit modes to the Project Site (bus stop locations will be determined in consultation with Santa Clarita Transit). In addition, HOV lanes are currently being developed along I-5 within the Project vicinity.
Encourage transit providers to increase frequency and span of service in TOD/HQTA and along targeted corridors where cost-effective and where there is latent demand for transit usage.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. The Project would not impair the ability of SCAG and CTCs to encourage transit providers to increase the frequency and span of service.
Encourage regional and local transit providers to develop rail interface services at Metrolink, Amtrak, and high-speed rail stations.	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the Project would not impair the ability of SCAG, CTCs, or the County to encourage rail interface services. Of note, a high speed rail line is planned within the Santa Clarita Valley.
Expand the Toolbox Tuesdays program to include bicycle safety design, pedestrian safety design, ADA design, training on how to use available resources that expand understanding of where collisions are happening, and information on available grant opportunities to improve bicycle and pedestrian safety.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. However, the Project would support this action/strategy by providing an extensive bike and pedestrian trail network linking the various uses on-site and connecting to adjacent communities, consistent with AB 1358. Many of the trails would be separated from roadways, and a pedestrian bridge across Magic Mountain Parkway would be provided to ensure the safety of bicyclists and pedestrians.
Prioritize transportation investments to support compact infill development that includes a mix of land uses, housing options, and open/park space, where appropriate, to maximize the benefits for existing communities, especially vulnerable populations, and to minimize any negative impacts.	Consistent. As discussed above, the Project represents urbanizing infill development offering a complete mixed-use community comprised of mutually supportive land uses that offer a variety of housing types for differing income levels, employment, shopping, recreation, and other community-serving activities and opportunities. As also previously discussed, the Project includes 101.7 acres of open space, as well as a 27.2-acre Spineflower Preserve, and would provide a 5.6-acre public neighborhood park with appropriate amenities to serve the recreational needs of Project residents and the local community.
Explore and implement innovative strategies and projects that enhance mobility and air quality, including those that increase the walkability of communities and accessibility to transit via non-auto modes, including walking, bicycling, and neighborhood electric vehicles (NEVs) or other alternative fueled vehicles.	Consistent. As described above, the Project is a pedestrian-oriented and bicycle-friendly, mixed-use development. In support of AB 1358, the Project would include an extensive bike and pedestrian trail network linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. By combining these uses, the Project would serve to reduce vehicle trips and thus vehicle miles travelled, thereby contributing to a reduction in air pollutant emissions. Nothing in the proposed Project would inhibit the use of NEVs or other alternative-fueled vehicles.

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
Collaborate with local jurisdictions to plan and develop residential and employment development around current and planned transit stations and neighborhood commercial centers.	Consistent. The majority of the Project's residential units would be located within walking distance of existing and proposed neighborhood commercial centers, both on- and off-site, thus reducing the number and length of vehicle trips. The Project Site is also located near Valencia Commerce Center, one of the largest employment centers in the Santa Clarita Valley. Bike and pedestrian trails within the Project Site would connect to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south. Additionally, the Project would be integrated with the Santa Clarita transit system by including bus stops to encourage residents to rely less on individual vehicular travel (bus stop locations will be determined in consultation with Santa Clarita Transit).
Collaborate with local jurisdictions to provide a network of local community circulators that serve new TOD, HQTAs, and neighborhood commercial centers providing an incentive for residents and employees to make trips on transit.	Consistent. As discussed throughout this analysis, the Project includes community-oriented circulation patterns, such as trails and paseos, to connect future residents to neighborhood commercial centers without requiring a fuel-intensive mode of travel. The majority of the Project's residential units would be located within walking distance or very short commute distance of existing and proposed neighborhood commercial centers, both on- and off-site. Additionally, the Project would be integrated with the Santa Clarita transit system by including bus stops to encourage residents to rely less on individual vehicular travel (bus stop locations will be determined in consultation with Santa Clarita Transit).
Similar to SCAG's partnership with the City of Los Angeles and LACMTA, offer to all County Transportation Commissions a mutually funded, joint first mile/last mile study for each region.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. In any event, the Project would not impair SCAG's or the CTCs' ability to offer the mutually-funded study.
Develop first-mile/last-mile strategies on a local level to provide an incentive for making trips by transit, bicycling, walking, or neighborhood electric vehicle or other ZEV options.	Consistent. The Project would not impair the CTCs' or the County's ability to develop first-mile/last-mile strategies. In support of this action/strategy, the Project would provide a network of bike and pedestrian trails as well as transit stops to promote alternative transportation. The majority of the Project's residential units would be located within walking distance or very short commute distance of existing and proposed neighborhood commercial centers, both on- and off-site.
Encourage transit fare discounts and local vendor product and service discounts for residents and employees of TOD/HQTAs or for a jurisdiction's local residents in general who have fare media.	Consistent. The Project would not impair the County's ability to encourage transit fare and other discounts. Furthermore, businesses located within the commercial (retail/office) areas on-site would have the option of offering transit fare discounts to their employees.
Work with transit properties and local jurisdictions to identify and remove barriers to maintaining on-time	Consistent. The Project would not impair the SCAG's, CTCs', or the County's ability to work with transit properties to remove barriers to maintaining on-time performance. To this end, the Project's on-site circulation network, off-site transportation

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
performance.	improvements (as mitigation), and on-site transit stops would be constructed in accordance with County Public Works, Caltrans, and/or transit service providers' requirements, as appropriate, to ensure safety and reliability and minimize disruptions to transit service.
Develop policies and prioritize funding for strategies and projects that enhance mobility and air quality.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is the State of California.
Work with the California High-Speed Rail Authority and local jurisdictions to plan and develop optimal levels of retail, residential, and employment development that fully take advantage of new travel markets and rail travelers.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is the State of California. Of note, a high speed rail line is planned within the Santa Clarita Valley and could be used by the Project's future residents, employees, and visitors.
Work with state lenders to provide funding for increased transit service in TOD/HQTA in support of reaching SB 375 goals.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California.
Continue to work with neighboring Metropolitan Planning Organizations to provide alternative modes for interregional travel, including Amtrak and other passenger rail services and an enhanced bikeway network, such as on river trails.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. It is noted, however, that the Project's bike and pedestrian trail network would connect to the Newhall Ranch Specific Plan trail system to the west, which includes a segment of the Santa Clara River Trail, and thus will connect to other areas of the Santa Clarita Valley.
Encourage the development of new, short haul, cost-effective transit services such as DASH and demand responsive transit (DRT) in order to both serve and encourage development of compact neighborhood centers.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are CTCs and Municipal Transit Operators. In support of this action/strategy, the Project would include transit stops that could potentially be used by downtown L.A.'s DASH service or other transit service providers (bus stop locations will be determined in consultation with Santa Clarita Transit).
Work with the state legislature to seek funding for Complete Streets planning and implementation in support of reaching SB 375 goals.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. In support of AB 1358's complete streets goals, however, the Project would include an extensive bike and pedestrian trail network linking various internal uses and connecting to adjacent communities. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles. The Project also includes preferential parking for carpools and vanpools, as well as a ride-sharing program with dedicated parking areas, as detailed in PDF ES 5.7-4 and PDF ES 5.7-5 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR.

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
Continue to support the California Interregional Blueprint as a plan that links statewide transportation goals and regional transportation and land use goals to produce a unified transportation strategy.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and the State of California. Nonetheless, as previously discussed, the Project would integrate land use and transportation goals via development of a mixed-use community with mutually supportive uses, public services, and amenities, in close proximity to the regional roadway network.
Transportation Demand Management (TDM) Actions and Strategies	
Examine major projects and strategies that reduce congestion and emissions and optimize the productivity and overall performance of the transportation system.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is SCAG. However, in support of this action/strategy, the Project would contribute to a reduction in air pollutant emissions by reducing vehicle trips and vehicle miles travelled through the development of a supportive mix of residential, commercial (retail/office), school, and park uses on-site. In addition, the Project would mitigate any significant impacts to local and regional roadways to the extent feasible, as required by CEQA, which would serve to minimize congestion.
Develop comprehensive regional active transportation network along with supportive tools and resources that can help jurisdictions plan and prioritize new active transportation projects in their cities.	Consistent. The Project would promote the development of a comprehensive regional active transportation network through the provision of a circulation system including an extensive bike and pedestrian trail network on-site. As previously discussed, the on-site trails would connect to the Newhall Ranch Specific Plan trail system to the west, which includes a segment of the Santa Clara River Trail, and thus will connect to a more extensive regional trail system.
Encourage the implementation of a Complete Streets policy that meets the needs of all users of the streets, roads and highways—including bicyclists, children, persons with disabilities, motorists, neighborhood electric vehicle (NEVs) users, movers of commercial goods, pedestrians, users of public transportation and seniors—for safe and convenient travel in a manner that is suitable to the suburban and urban contexts within the region.	Consistent. In support of AB 1358, the Project would include an extensive bike and pedestrian trail network linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles. The Project also includes preferential parking for carpools and vanpools, as well as a ride-sharing program with dedicated parking areas. In addition, the Project's on-site circulation network, off-site transportation improvements (as mitigation), and on-site transit stops would be constructed in accordance with County Public Works, Caltrans, and/or transit service providers' requirements, as appropriate, to ensure safety and reliability. Finally, the Project includes transit demand management elements, such as those outlined above in PDF ES 5.7-4 through PDF ES 5.7-6 in Section 5.7, Greenhouse Gas Emissions , of this Draft EIR to further enhance mobility.
Support work-based programs that encourage emission reduction strategies and incentivize active transportation	Consistent. As part of PDF ES 5.7-4 through PDF ES 5.7-6 in Section 5.7, Greenhouse Gas Emissions , of this Draft EIR, the Project includes preferential parking for carpools and vanpools,

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
commuting or ride-share modes.	as well as a ride-sharing program with dedicated parking areas, and availability of satellite telecommuting programs.
Develop infrastructure plans and educational programs to promote active transportation options and other alternative fueled vehicles, such as neighborhood electric vehicles (NEVs), and consider collaboration with local public health departments, walking/biking coalitions, and/or Safe Routes to School initiatives, which may already have components of such educational programs in place.	Consistent. As previously discussed, the Project would establish a diverse system of pedestrian and bicycle trails segregated from vehicular traffic to promote interconnectivity between the various areas of the Project Site (including the proposed school), provide access to the on-site amenities, link to the Newhall Ranch Specific Plan trail system to the west and the Westridge community to the south, and serve as an alternative to automobile use. Additionally, the Project would provide a public neighborhood park and private neighborhood recreation centers of adequate size and with appropriate amenities to serve the needs of Project residents and the local community. Also see the discussion of complete streets, above.
Encourage the development of telecommuting programs by employers through review and revision of policies that may discourage alternative work options.	Consistent. The Project includes availability of satellite telecommuting programs for employees as part of PDF ES 5.7-6 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR.
Emphasize active transportation and alternative fueled vehicle projects as part of complying with the Complete Streets Act (AB 1358).	Consistent. As previously discussed, in support of AB 1358, the Project would include an extensive bike and pedestrian trail network linking the residential, commercial (retail/office), school, and park uses on-site and connecting to adjacent communities. Many of the trails would be separated from roadways to ensure the safety of bicyclists and pedestrians. Additionally, a pedestrian bridge across Magic Mountain Parkway would be provided to reduce conflicts with vehicles. The Project also includes preferential parking for carpools and vanpools, as well as a ride-sharing program with dedicated parking areas, as part of PDF ES 5.7-4 and PDF ES 5.7-5 in Section 5.7 , Greenhouse Gas Emissions, of this Draft EIR.
<i>Transportation System Management (TSM) Actions and Strategies</i>	
Work with relevant state and local transportation authorities to increase the efficiency of the existing transportation system.	Consistent. The Project would not impair the ability of SCAG, the County, or the State to work with relevant transportation authorities to increase the efficiency of the existing transportation system. The Project would include an on-site circulation network and additional off-site transportation improvements (as mitigation) to improve local access, with appropriate design considerations to ensure travel safety and reliability. All such improvements would be constructed in accordance with County Public Works and/or Caltrans requirements, as appropriate. Further, the Project would mitigate any significant impacts to local and regional roadways to the extent feasible, as required by CEQA.
Collaborate with local jurisdictions and subregional COGs to develop regional policies regarding TSM.	Consistent. The Project would not impair the ability of SCAG, the COGs, or the County to collaborate on the development of regional TSM policies. All Project transportation-related improvements would be developed in consultation with County

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	Public Works, Caltrans, and/or transit service providers, as appropriate, and constructed in compliance with their respective applicable standards.
Contribute to and utilize regional data sources to ensure efficient integration of the transportation system.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG and CTCs. However, as discussed in Section 5.20 , Transportation/Traffic, of this Draft EIR, the Project traffic analysis is based on a traffic model developed jointly by the County Department of Public Works and the City of Santa Clarita as the primary tool for forecasting traffic volumes within the Santa Clarita Valley. In addition, SCAG's regional data, including population, housing, and employment forecasts are used where appropriate throughout this Draft EIR (see, for example, Section 5.14 , Population, Housing, and Employment).
Provide training opportunities for local jurisdictions on TSM strategies, such as Intelligent Transportation Systems (ITS).	Consistent. While not necessarily applicable on a project-specific basis, the Project would not impair the ability of SCAG or the County to provide TSM strategy training. However, the Project would support transportation system management strategies via the provision of appropriate roadway improvements that meet County Public Works and/or Caltrans requirements, as appropriate; an extensive bike and pedestrian trail network including a pedestrian bridge across Magic Mountain Parkway; and traffic signal synchronization.
Collaborate with local jurisdictions and subregional COGs to continually update the ITS inventory.	Consistent. The Project would not impair the ability of SCAG, the COGs, or the County to collaborate on updates to the ITS inventory. See the discussion above regarding the Project's support of transportation system management strategies.
Collaborate with CTCs to regularly update the county and regional ITS architecture.	Consistent. The Project does not impair the ability of SCAG, the CTCs, or the County to collaborate on updates to the ITS architecture. See the discussion above regarding the Project's support of transportation system management strategies.
Collaborate with the state and federal Government and subregional COGs to examine potential innovative TDM/TSM strategies.	Not Applicable. The responsible parties identified in the Sustainable Communities Strategy for implementation of this action/strategy are SCAG, the State of California, and the COGs. However, the Project would not impair any jurisdiction's ability to examine potential TDM/TSM strategies.
Clean Vehicle Technology Actions and Strategies	
Develop a Regional PEV Readiness Plan with a focus on charge port infrastructure plans to support and promote the introduction of electric and other alternative fuel vehicles in Southern California.	Not Applicable. The responsible party identified in the Sustainable Communities Strategy for implementation of this action/strategy is SCAG. However, the Project would not impair SCAG's ability to develop a Regional PEV Readiness Plan.
Support subregional strategies to develop infrastructure and supportive land uses to accelerate fleet conversion	Consistent. While the acceleration of fleet conversion by the Project's future residents and occupants is market driven and beyond the direct control or influence of the Project Applicant, the

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
to electric or other near zero-emission technologies. The activities committed in the two subregions (Western Riverside COG and South Bay Cities COG) are put forward as best practices that others can adopt in the future. (See Appendix: Vehicle Technology, for more information.)	Project would not impair the County's or SCAG's ability to support subregional strategies in furtherance of that conversion.
Growth Vision Report	
Principle 1: Improve mobility for all residents	
GV P1.1. Encourage transportation investments and land use decisions that are mutually supportive.	Consistent. See discussion of RTP/SCS G2, G3, G4, and G6, above.
GV P1.2. Locate new housing near existing jobs and new jobs near existing housing.	Consistent. See discussion of RTP/SCS G1 and G2, above. In addition to the proposed mix of residential and commercial uses, the Project Site is located near Valencia Commerce Center and Valencia Industrial Center, two of the largest employment centers in the Valley.
GV P1.3. Encourage transit-oriented development.	Consistent. See discussion of RTP/SCS G4, above.
GV P1.4. Promote a variety of travel choices.	Consistent. See discussion of RTP/SCS G2, G3, G4, and G6, above.
Principle 2: Foster livability in all communities	
GV P2.1. Promote infill development and redevelopment to revitalize existing communities.	Consistent. The Project would provide mixed-use development within an urbanizing infill site that is adjacent to existing, approved, and planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers in the surrounding community. As discussed in Section 5.11, Land Use , of this Draft EIR, the proposed uses are consistent with the urban land use designations set forth for the Project Site in the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan).
GV P2.2. Promote developments that provide a mix of uses.	Consistent. The Project includes a range of residential housing types, sizes, and styles, combined with commercial retail, office, school, park, and recreational uses to serve the needs of a growing and increasingly diverse population within the County and the region.
GV P2.3. Promote "people scaled," pedestrian-friendly (walkable) communities.	Consistent. The Project would create a complete mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreation, and other community-serving activities and opportunities. The Project would incorporate pedestrian-scaled buildings, varied architecture, public and private open space, and street frontage

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	improvements such as awnings, street lamps, and landscape elements to activate the public realm and create livable, walkable neighborhoods. All streets and sidewalks would meet County requirements. Also see discussion of RTP/SCS G2, above.
GV P2.4. Support the preservation of stable, single-family neighborhoods.	Not Applicable. This policy does not apply to the Project as the Project Site is not located in an existing residential area, nor would it physically divide or interfere with any nearby residential areas.
Principle 3: Enable prosperity for all people	
GV P3.1. Provide a variety of housing types in each community to meet the housing needs of all income levels.	Consistent. See discussion of GV P2.2 and P2.3, above. The proposed mix of housing types includes single-family, attached, and detached condominium units intended to accommodate households with varied income levels.
GV P3.2. Support educational opportunities that promote balanced growth.	Consistent. See discussion of GV P2.1 and P2.3, above. The proposed Project includes an elementary school to serve Project residents.
GV P3.3. Ensure environmental justice regardless of race, ethnicity, or income class.	Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. The Project would not unduly impact any particular race, ethnicity, or income class over another. Also see discussion of GV P3.1, above.
GV P3.4. Support local and state fiscal policies that encourage balanced growth.	Not Applicable. This policy applies to jurisdictional responsibilities. See discussion of GV P2.1 and P2.3, above.
GV P3.5. Encourage civic engagement.	Not Applicable. This policy applies to jurisdictional responsibilities.
Principle 4: Promote sustainability for future generations	
GV P4.1. Preserve rural, agricultural, recreational, and environmentally sensitive areas.	<p>Consistent. The Project has been designed to respect many of the natural resources and features on-site through the preservation of natural open space areas, incorporation of bank stabilization along certain slopes to reduce erosion potential, natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel. The Project includes 101.7 acres in designated open space lots, as well as a 27.2-acre preserve for the San Fernando Valley spineflower (Spineflower Preserve), all of which would remain in their natural condition. Additional open space in the form of natural drainage courses, roadway medians, landscaped parkways adjacent to on-site roadways, and the proposed park and recreation centers would bring the total open space area on-site to 153 acres.</p> <p>As discussed in Section 5.2, Agricultural and Forest Resources, of this Draft EIR, Project mitigation would ensure the conservation of no less than 6.2 acres of Project-impacted Prime Farmland either in</p>

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	<p>a stand-alone 6.2-acre conservation easement or as part of a greater 138-acre conservation easement area, thus reducing agricultural impacts to a less-than-significant level.</p> <p>As discussed in Section 5.4, Biological Resources, following implementation of the proposed mitigation measures, impacts with respect to biological resources (including plants, vegetation communities, critical habitat, and waters and wetlands) would be less than significant.</p>
<p>GV P4.2. Focus development in urban centers and existing cities.</p>	<p>Consistent. See discussion of GV P2.1, above.</p>
<p>GV P4.3. Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.</p>	<p>Consistent. While this policy applies most directly to jurisdictional responsibilities, the Project would nonetheless support it. See discussion of RTP/SCS G2, G3, G4, and G6, as well as GV P2.1, above.</p> <p>As discussed in Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR, during Project construction, the Project Applicant would establish a Solid Waste Diversion Program requiring 65 percent waste diversion, in compliance with the County Code. As to Project operation, the Project Applicant would initially establish a Solid Waste Diversion Program requiring 50 percent waste diversion, in compliance with the California Integrated Waste Management Act of 1989; in addition, once Assembly Bill (AB) 341's recycling goal becomes effective in 2020, the Project Applicant would require that 75 percent of solid waste generated be source reduced, recycled, or composted. Furthermore, in the multi-family, commercial, and institutional (i.e., school and park) areas within the Project Site, the Project Applicant would provide accessible and convenient areas for collecting and loading recyclable materials in compliance with the County's recycling collection ordinance. All of these measures would reduce the Project's solid waste generation during construction and operation, and promote recycling.</p> <p>Additionally, the Project's utility systems would connect to existing service systems in the area (i.e., water, wastewater, electricity, natural gas, and solid waste), which have adequate capacity to meet Project demand, as discussed in Section 5.21, Utilities and Service Systems—Water Supply and Service; Section 5.22, Utilities and Service Systems—Wastewater Disposal; Section 5.23, Utilities and Service Systems—Energy; and Section 5.24, Utilities and Service Systems—Solid Waste, of this Draft EIR.</p> <p>With respect to water quality, as discussed in Section 5.10, Hydrology and Water Quality—Water Quality, implementation of the Storm Water Pollution Prevention Plan (SWPPP) and the Standard Urban Stormwater Mitigation Plan (SUSMP), and compliance with low impact development (LID) requirements would reduce the discharge of potential pollutants from stormwater runoff to the maximum extent practicable during the</p>

SCAG Policy Consistency Analysis (Continued)

SCAG Goals/Principles/Policies	Analysis of Project Consistency
	<p>construction and operation phases of the Project. Moreover, the Project includes a comprehensive series of drainage, flood control, and water quality improvements designed to meet or exceed the ongoing NPDES permit requirements.</p> <p>The Project also would incorporate drought-tolerant plantings, use recycled water for irrigation, and implement a variety of energy efficiency features (see discussion of RTP/SCS G7, above).</p>
<p>GV P4.4. Utilize “green” development techniques.</p>	<p>Consistent. The Project is designed to accommodate some of the regional growth projected by SCAG while implementing sustainability principles, including an appropriate mix of land uses, access to transit, the preservation of natural areas, water and energy conservation, and incorporation of green building techniques. See discussion of GV P4.3, above.</p>
<p>Source: SCAG 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy, Chapter 4: Sustainable Communities Strategy, Tables 1.1 and 4.3 through 4.7, April 2012; SCAG Growth Vision Report, Next Steps: Implementation, June 2004; and Eyestone Environmental, 2015.</p>	