



Land Use Goals and Policies	Consistency of Proposed Project
<b>Urban Form</b>	
<b>Goal LU 1:</b> Interconnected Valley of Villages providing diverse lifestyles, surrounded by a greenbelt of natural open space.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the project does assist with the implementation of this Goal as it creates a village in the eastern Santa Clarita Valley that would provide for diverse lifestyles and open space.
Policy LU 1.1.1: Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating these areas as Open Space or Non-Urban uses on the Land Use Map.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, the project site is not located immediately adjacent to any mountains or foothills.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project site is mostly flat and surrounded by existing development. Further, the site is served with some existing infrastructure and the project would be developed on disturbed portions of the project site with limited environmental constraints.
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.	<u>Consistent:</u> The proposed project would be located adjacent to existing residential and commercial developments.
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.	<u>Consistent:</u> Under the proposed project, the Santa Clara River corridor would be preserved as open space and dedicated to the City of Santa Clarita. Additionally, the project would include the preservation of several large oak trees, which would be incorporated into the "Oak Park."
Policy LU 1.1.5: Promote 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 or mixed uses, where appropriate.	<u>Consistent:</u> The project site, which is adjacent to existing residential and commercial areas, is currently designated for industrial or business park uses. The proposed project would create a transit-oriented development through inclusion of a Metrolink Station and Bus Transfer Station. Land use designations would change to residential, mixed use, open space, and other uses consistent with this type of development.
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 Non-Urban on the Land Use Map, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, the project site is not located in a canyon or low-density, outlying area of the Santa Clarita Valley.
Policy LU 1.1.7: Preserve and protect important agricultural resources, including farmland and grazing land, through designating these areas as Open Space and Non-Urban on the Land Use Map, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Further, the project site does not contain important agricultural resources, as discussed in Section 4.19, Agricultural Resources, of the Draft EIR.
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 future development of North Newhall.	<u>Not Applicable:</u> The project site is not located in Newhall.
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.	<u>Not Applicable:</u> The project site is not located in Valencia.

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.	<u>Not Applicable:</u> The project site is not located in Saugus.
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.	<u>Not Applicable:</u> While the project site is located in the Canyon Country area of the Santa Clarita Valley, the project site is not located along Sierra Highway, nor is it adjacent to on and off ramps along SR-14.
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; and maintain community character consistent with applicable special standards.	<u>Not Applicable:</u> The project site is not located in Sand Canyon as it is not included in the Sand Canyon Special Standards Area. That said, portions of the project site are located adjacent to northern portion of Sand Canyon. Consistent with this Policy, the project has been designed to provide trail links, minimize impacts to the Santa Clara River and maintain community character. Further, the project design has minimized traffic impacts to the Sand Canyon community through project design and traffic calming. Single-family homes and the Oak Park would be located directly adjacent to Sand Canyon. Commercial uses, the Metrolink Station, and higher density residential uses are located over 2,000 feet from Sand Canyon with primary access from the Vista Canyon Road Bridge and Lost Canyon Road through Fair Oaks Ranch.
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 consistent with applicable special standards; provide an orderly transition between existing rural and low-density residential uses and proposed new development; and encourage provision of needed infrastructure.	<u>Not Applicable:</u> The project site is not located in Placerita Canyon.
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.	<u>Not Applicable:</u> The project site is not located on the Whittaker-Bermite site.
Policy LU 1.2.8: In Castaic, promote expansion of neighborhood commercial uses to serve local residents; address traffic congestion; and ensure compatibility between highway-oriented commercial uses and nearby residential uses.	<u>Not Applicable:</u> The project site is not located in Castaic.
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; and ensure compatibility between existing residential areas and the nearby landfill.	<u>Not Applicable:</u> The project site is not located in Val Verde.
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; and provide additional services to residents.	<u>Not Applicable:</u> 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.	<u>Not Applicable:</u> 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.	<u>Not Applicable:</u> The project site is not located in the Fair Oaks community. However, the project site is located directly adjacent to the Fair Oaks community. The project would implement this Policy through the provision of commercial and community service uses in close proximity to Fair Oaks.
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.	<u>Consistent:</u> The project applicant is proposing a Specific Plan (SP) designation for the project site. The Vista Canyon Specific Plan implements this Policy as it is designed to provide a mixed-use, transit-oriented neighborhood for the eastern Santa Clarita Valley.
Policy LU 1.3.1: Encourage subdivision design techniques that reflect underlying physical topography or other unique physical features of the natural terrain.	<u>Consistent:</u> The proposed project would not substantially alter the underlying physical topography of the site, which is generally flat.
Policy LU 1.3.2: Substantially retain the integrity and natural grade elevations of significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.	<u>Not Applicable:</u> The proposed project would not alter natural ridgelines or landforms that form the Valley's skyline as it would be developed along a terrace of the Santa Clara River in a flatter area of the Valley.
Policy LU 1.3.3: Development on ridgelines and land containing 50% slopes shall be discouraged and maintained as natural open space.	<u>Not Applicable:</u> The project site is not located on ridgelines or land containing 50 percent slopes.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project would assist in the implementation of this Policy through the provision of residential density and jobs with transit in an infill area with adjacent infrastructure..
Policy LU 1.3.5: Encourage flexible citing and design techniques within hillside areas designated as Non-Urban in order to preserve steep slopes or other unique physical features, including clustering of residential units provided all of residential lots are maintained with a usable two-acre minimum lot size.	<u>Not Applicable:</u> The project site is not located within a hillside area designated as Non-Urban.
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.	<u>Consistent:</u> The reach of the Santa Clara River corridor located within the Specific Plan boundary would be preserved as open space. Additionally, the project site is generally flat and not located in a hillside area.
<b>Mixed Land Uses</b>	
<b>Goal LU 2:</b> A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.	<u>Consistent:</u> The proposed project would include a mix of land uses: single- and multi-family dwelling units; various commercial uses, including medical and professional office, retail, theater, and restaurant; infrastructure (Metrolink Station, Bus Transfer Station and Water Reclamation Plant); and, recreational and open space uses.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would assist in the implementation of this Policy through its inclusion of a mix of land uses in close proximity to transit and creation of a job center in the eastern Santa Clarita Valley.

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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project does assist with the implementation of this Policy through its mix of land uses and pedestrian mobility.
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.	<u>Consistent:</u> The proposed project would provide a range of land use types (residential, commercial, service and recreation).
Policy LU 2.1.4: Adopt a compatible set of land use designations between the City of Santa Clarita and the County of Los Angeles 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 City's General Plan and the County's Area Plan.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita and County of Los Angeles. That said, the proposed project would assist in the implementation of this Policy through its development of land uses in a manner that is compatible with the character of surrounding areas.
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.	<u>Consistent:</u> Section 4.15, Human Made Hazards, of the Vista Canyon Draft EIR concludes that, with mitigation, the project would result in no significant impacts.
Policy LU 2.2.1: Identify areas of scenic or aesthetic value to the community, and minimize designating uses in these areas that would diminish the aesthetic quality of these areas.	<u>Consistent:</u> Section 4.16, Visual Resources, of the Vista Canyon Draft EIR concludes that, with mitigation, the project would not result in any significant visual impacts.
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.	<u>Consistent:</u> Section 4.18, Cultural Resources, of the Vista Canyon Draft EIR concludes that, with mitigation, the project would not result in any significant cultural resource impacts.
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 opportunities.	<u>Consistent:</u> The reach of the Santa Clara River corridor located within the project boundary would be preserved as open space in perpetuity.
Policy LU 2.3.1: In a mixed-use development, residential densities at the higher end of the allowed range shall be allowed only if the development incorporates a robust mix of non-residential uses.	<u>Consistent:</u> The proposed project would develop single- and multi-family dwelling units, and mixed uses, such as commercial, medical, retail, theater, restaurant, and hotel uses.
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.	<u>Consistent:</u> The proposed project would include both horizontal and vertical integration of uses with an extensive pedestrian circulation system linking the various uses within the project.
Policy LU 2.3.3: Manufacturing, processing of goods and materials, and warehousing shall not be allowable uses in a mixed-use development. Some light manufacturing and warehousing may be appropriate in second story units.	<u>Consistent:</u> The proposed project would provide single- and multi-family dwelling units, and commercial, medical, retail, theater, restaurant, and hotel uses. Manufacturing uses are not proposed by the project.
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.	<u>Consistent:</u> The parks and open space plan for the proposed project incorporates a Community Garden, Pedestrian Plaza and Town Green, the Oak Park and various recreational facilities, all of which provide for passive and active recreation opportunities in close proximity to residential and commercial uses.

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.	<u>Consistent:</u> The proposed project would be broken into four planning areas (PA). Mixed uses in PA-2 would be oriented around the "Main Street" (Vista Square), "Plaza at Vista Square," Metrolink Station and Town Green. The proposed project would incorporate the design components required by this Policy.
Policy LU 2.3.6: Encourage provision of parking alternatives in mixed-use developments, including subterranean parking and structured parking to limit the amount of surface area devoted to vehicle storage.	<u>Consistent:</u> Parking structures would be utilized in PAs 1 and 2, thereby limiting the use of surface area devoted to vehicle storage.
<b>Healthy Neighborhoods</b>	
<b>Goal LU 3:</b> Healthy and safe neighborhoods for all residents.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project design would provide for a healthy and safe neighborhood for future residents..
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would assist in the implementation of this Policy through its provision of a mix of housing types, all of which would be consistent with community character and assist in meeting the region's housing goals.
Policy LU 3.1.2: Promote a mix of housing types within neighborhoods that accommodate households with varied income levels.	<u>Consistent:</u> The proposed project would provide a mix of housing types that would accommodate households with varied income levels.
Policy LU 3.1.3: Promote opportunities for live-work units to accommodate residents with home-based businesses.	<u>Consistent:</u> The proposed project would include live-work units in PA-2.
Policy LU 3.1.4: Promote development of workforce housing to meet the needs of those employed in the Santa Clarita Valley.	<u>Consistent:</u> The proposed project would include various housing types that would accommodate households with various income levels. It is envisioned that all of these housing types could provide housing opportunities for persons employed in the Santa Clarita Valley.
Policy LU 3.1.5: Promote development of housing 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, and other means as appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would assist in the implementation of this Policy through its inclusion of various housing types that would accommodate households with varied income levels.
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.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy through its inclusion of various housing types that would accommodate households with varied income levels. Further, nothing in the site design would preclude individuals with special needs from residing at the project.
Policy LU 3.1.7: Promote development of housing for students attending local colleges, in consideration of access to campuses to the extent practicable.	<u>Consistent:</u> It is anticipated that students attending local colleges may reside in the project.
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.	<u>Consistent:</u> The proposed project's Mobility Plan provides for a comprehensive pedestrian circulation system throughout the project's planning areas, linking these areas to each other and the existing Santa Clara River Regional Trail.

Policy LU 3.2.2: In planning residential neighborhoods, include pedestrian linkages, landscaped parkways with sidewalks, and separated trails for pedestrians and bicycles, where appropriate and feasible.	<u>Consistent:</u> The proposed project's Mobility Plan provides for a comprehensive pedestrian circulation system throughout the project's four planning areas, linking these areas to each other and the existing Santa Clara River Regional Trail. The proposed project would include pedestrian linkages, landscaped parkways with sidewalks and separate trails for pedestrians and bicyclists.
Policy LU 3.3.1: Identify areas subject to hazards from seismic activity, unstable soils, excessive noise, unhealthy air quality, or flooding, and avoid designating residential uses in these areas unless adequately mitigated.	<u>Consistent:</u> The proposed project's potential impacts are identified and mitigated as appropriate in Section 4.1, Geotechnical Hazards; Section 4.5, Noise; Section 4.4, Air Quality; and Section 4.2, Flood, of the Vista Canyon Draft EIR.
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.	<u>Consistent:</u> The construction of the proposed project would eliminate fire hazards associated with the natural vegetative cover found on the project site due to replacement with urban landscape vegetation. The proposed project would also include a Fuel Modification Plan, and landscape and irrigation plan. Finally, the proposed project would have four access points that could be used for emergency access, including Vista Canyon Road (via Soledad Canyon Road), Jakes Way, Lost Canyon Road westerly through Fair Oaks Ranch, and Lost Canyon Road easterly to Sand Canyon
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Further, the land uses contemplated by the proposed project (e.g., residential and commercial) are not traditionally perceived to constitute a hazard to human health.
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.	<u>Consistent:</u> Projected law enforcement and fire protection service levels are evaluated and mitigated, as appropriate, in Section 4.14, Sheriff Services, and Section 4.13, Fire Services, of the Vista Canyon Draft EIR.
Policy LU 3.3.5: Through the development review process, ensure that all new residential development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.	<u>Consistent:</u> The proposed project has been reviewed by the City's Development Review Committee and the Committee found that the project, as designed, would comply with emergency access requirements.
Policy LU 3.3.6: Ensure adequate street-lighting in all urban residential neighborhoods, as appropriate, for each community.	<u>Consistent:</u> The proposed project would include appropriate street lighting per City of Santa Clarita requirements.
Policy LU 3.3.7: Ensure adequate addressing in all residential neighborhoods for emergency response personnel.	<u>Consistent:</u> The proposed project would include adequate addressing in its residential neighborhoods per City of Santa Clarita requirements.
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.	<u>Consistent:</u> The proposed project design reflects the inclusion of the various safety features described in this Policy.

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.	<u>Consistent:</u> The parks and open space plan for the proposed project incorporates a Community Garden, Pedestrian Plaza, Town Green, Oak Park and other recreational facilities, all of which provide for passive and active recreation opportunities and would encourage “eyes on the street” for safety and security purposes.
Policy LU 3.4.2: Ensure provision of street trees in urban residential areas where appropriate, to provide shade, comfort, and aesthetic enhancement.	<u>Consistent:</u> The proposed project's Landscape Plan ensures the provision of street trees in urban residential areas to provide shade, comfort and aesthetic enhancement.
Policy LU 3.4.3: Provide appropriate levels of code enforcement to ensure maintenance of neighborhoods in a clean, healthy, and safe condition.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the covenants, conditions & restrictions (CC&Rs) developed for the proposed project would ensure the overall maintenance of the neighborhood.
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.	<u>Consistent:</u> The parks and open space plan for the project incorporates a Community Garden, Pedestrian Plaza, Oak Park and Town Green, along with up to six private recreational facilities. These recreational components would provide for passive and active recreation opportunities for future residents and would ensure a high quality living environment..
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.	<u>Consistent:</u> The proposed project's design and architectural standards would ensure compatibility between single-family and multi-family residential units. Elements such as massing, building height, architectural treatment connectivity and other design considerations would be addressed by the proposed Specific Plan.
Policy LU 3.4.6: Promote mixed-density residential neighborhoods that are consistent with community character, and avoid over-development of high density multiple family units in any particular location.	<u>Consistent:</u> The project site is surrounded by the Fair Oaks Ranch community to the south, the existing Colony Apartments to the west and the northern portion of the Sand Canyon community to the east. Fair Oaks Ranch is a residential community consisting of single- and multi-family dwelling units. The Colony Apartments consists of higher density, attached dwelling units. The portion of Sand Canyon adjacent to the project site includes single-family detached residential units and two schools. The proposed project would locate higher density residential units in the western portion of the project site, adjacent to the Colony Apartments and north of Fair Oaks Ranch. The easterly portion of the project site would be developed with less dense residential units. Single-family detached residential units and the Oak Park would be developed adjacent to the Sand Canyon community. In summary, the proposed project would develop higher density housing at the core near services, jobs, the Metrolink Station and Bus Transfer Station, and develop less dense residential units in the easterly portion of the project site.
Policy LU 3.4.7: Minimize the prominence of areas devoted to automobile parking and access in the design of residential neighborhoods.	<u>Consistent:</u> The proposed project would create a shared parking program in PA-1 and PA-2, and would promote a "park once" strategy in PA-2, to avoid large expanses of parking.



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).	<u>Consistent:</u> The proposed project would include four-sided architecture consistent with this Policy.
Policy LU 3.4.9: Street cross-sections that locate landscaped parkways between the curb and the sidewalk are encouraged to create a visually pleasing streetscape and provide pedestrian protection.	<u>Consistent:</u> Roadways within the proposed project, such as Vista Canyon Road and Lost Canyon Road, would provide a landscaped parkway between the curb and sidewalk in order to provide a buffer for pedestrians.
<b>Economic Vitality</b>	
<b>Goal LU 4:</b> A diverse and healthy economy.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in the implementation of this Goal through the provision of retail, entertainment, office and hospitality uses..
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.	<u>Not Applicable:</u> The project site is not located in Valencia..
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in implementing this Policy through its provision of commercial services for future residents.
Policy LU 4.1.3: Encourage business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in implementing this Policy as the project site is located adjacent to SR-14 and would include a Metrolink Station and Bus Transfer Station along with its business center.
Policy LU 4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in implementing this Policy through its provision of commercial uses, which would promote economic opportunity for small 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 General Plan.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, as determined by this consistency analysis, the proposed project would be consistent with the One Valley One Vision Goals and Policies.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in implementing this Policy through its provision of an employment center that could generate between 2,000 and 4,000 jobs.
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.	<u>Consistent:</u> The proposed project includes a goal to provide at least two jobs for every residential unit.
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.	<u>Consistent:</u> The proposed project would locate jobs in close proximity to residential areas.
Policy LU 4.2.4: Coordinate with local colleges to promote job training programs for Santa Clarita Valley residents.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

Policy LU 4.2.5: Through the Santa Clarita Enterprise Zone and other business assistance programs as appropriate, promote development of uses that create job opportunities for residents.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in implementing this Policy through its inclusion of an employment center.
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.	<u>Not Applicable:</u> The project site is not located in Old Town Newhall.
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.	<u>Not Applicable:</u> 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.	<u>Not Applicable:</u> 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.	<u>Not Applicable:</u> The project site is not located in the immediate vicinity of these commercial corridors.
Policy LU 4.3.5: 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.	<u>Not Applicable:</u> The project site is a part of the Whittaker Bermite property.
Policy LU 4.3.6: 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.	<u>Not Applicable:</u> The project site is not located in the oil fields west of 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.	<u>Not Applicable:</u> The project site is not located in the Springbrook or Honby areas.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would incorporate state-of-the-art communication facilities to serve its commercial uses.
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.	<u>Not Applicable:</u> The project site is not located in the Sierra Highway corridor north of Soledad Canyon Road.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would have direct access to the Metrolink system and the City's transit system through the inclusion of a Metrolink Station and Bus Transfer Station.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would connect to and install public utility facilities.

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.	<u>Consistent:</u> The proposed project would include employee amenities consistent with this Policy.
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.	<u>Consistent:</u> The parks and open space plan for the proposed project incorporates a Community Garden, Pedestrian Plaza, Oak Park and Town Green, which would provide for passive and active recreation opportunities in close proximity to commercial uses and available to future visitors. Furthermore, large areas of water-intensive landscaping have been minimized by the project design.
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.	<u>Consistent:</u> The proposed project would include state-of-the-art technology within the employment center. For example, commercial buildings would exceed the 2008 Title 24 Energy Efficiency Standards by 20 percent. Recycled water also would be utilized for commercial landscaping and urinals/toilets. As a final example, the proposed project would include the construction of 80,000 square feet of photovoltaic solar energy panels (or the energy savings equivalent).
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.	<u>Consistent:</u> The proposed project would include support services adjacent to the project's employment centers. These support services would include dining, personal services, entertainment, recreation and transit.
<b>Mobility</b>	
<b>Goal LU 5:</b> Enhanced mobility through alternative transportation choices and land use patterns.	<u>Consistent:</u> The proposed project has been designed to provide a mixed-use, transit-oriented neighborhood for the eastern Santa Clarita Valley. The proposed project would develop higher density housing at the project core near the Metrolink Station, Bus Transfer Station and commercial areas, with trails connecting users to residential, commercial and recreation areas.
Policy LU 5.1.1: Require safe, secure, clearly-delineated, adequately-illuminated walkways and bicycle facilities in all commercial and business centers.	<u>Consistent:</u> The proposed project includes an extensive pedestrian mobility system consisting of trails, sidewalks and bicycle facilities consistent with this Policy.
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.	<u>Consistent:</u> The proposed project's Mobility Plan provides for an extensive mobility system throughout the project's four planning areas, linking these areas to each other and the existing Santa Clara River Regional Trail. The trails and walkways would provide connectivity to the living, shopping, work, entertainment, office, park, and recreation facilities throughout the project site.
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.	<u>Consistent:</u> The proposed project would provide a mixed-use, transit-oriented neighborhood for the eastern Santa Clarita Valley. The proposed project would develop higher density housing at the core near the Metrolink Station and Bus Transfer Station, with trails and walkways connecting the residential and commercial areas to transit.

Policy LU 5.2.1: Designate higher-density residential uses in areas served by public transit and a full range of support services.	<u>Consistent:</u> The proposed project includes a Metrolink Station and Bus Transfer Station. The proposed higher-density residential uses are included in areas adjacent to or within close proximity of the Metrolink Station and Bus Transfer Station..
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.	<u>Consistent:</u> Commercial uses in PA-2 of the proposed project would be located in close proximity to single- and multi-family residences.
Policy LU 5.2.3: Promote location of non-polluting businesses providing employment opportunities in proximity to neighborhoods, to encourage walking to work.	<u>Consistent:</u> The proposed project includes a large employment center, primarily consisting of professional and corporate office space. Between 2,000 and 4,000 jobs would be created in the commercial areas of the project, all within walking or bicycling distance of the proposed project's residential areas.
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.	<u>Consistent:</u> The proposed project is a transit-oriented development as it consists of a mix of land uses (commercial, office, residential, recreation, etc.) in a compact design and would include a Metrolink Station and Bus Transfer Station..
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.	<u>Consistent:</u> The proposed project would be served by rail and transit. Though this Policy is not directly applicable to the proposed project due to its transit accessibility, the project has been designed to be walkable with a mix of land uses.
<b>Community Appearance</b>	
<b>Goal LU 6:</b> A scenic and beautiful urban environment that builds on the community's history and natural setting.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would incorporate historical elements of the site (Mitchell Family Homestead, Southern Pacific Railroad, and Mitchell Family Graveyard) and open space (Santa Clara River corridor) into the project design.
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.	<u>Not Applicable:</u> The project side does not include any identified ridgelines.
Policy LU 6.1.2: On the Land Use Map, designate the Santa Clara River corridor, along with its major tributaries, as Open Space.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would further implementation of this Policy as it includes the dedication of the Santa Clara River corridor to the City of Santa Clarita as open space.
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 clustering of development; 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.	<u>Not Applicable:</u> The project site is not located in a hillside area.

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.	<u>Consistent:</u> The proposed project would include plazas, courtyards, seating areas and similar features within the commercial areas and civic facilities.
Policy LU 6.2.2: Provide and enhance trail heads where appropriate with landscaping, seating, trash receptacles and information kiosks.	<u>Consistent:</u> The existing trailhead located on the project site would be reconstructed and improved as part of the proposed project.
Policy LU 6.3.1: Promote planting of street trees throughout urban areas in the Santa Clarita Valley.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would plant trees (approximately 2,040) throughout the site consistent with City requirements.
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 City and County areas, where feasible and appropriate based on right of way and other conditions.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project's major arterials – Lost Canyon Road (from Vista Canyon Road to the present westerly terminus of Lost Canyon Road) and Vista Canyon Road – would be landscaped in a compatible manner with other surrounding arterials.
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.	<u>Not Applicable:</u> The project site is not adjacent to or located along any of the referenced roadways.
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.	<u>Consistent:</u> All transmission lines within the proposed project would be placed underground.
Policy LU 6.3.5: Restrict the establishment of billboards within the planning area.	<u>Not Applicable:</u> The proposed project would not include any billboards.
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.	<u>Not Applicable:</u> The project site is not located in Newhall.
Policy LU 6.4.2: Enhance the area around historic Lang Station by requiring a Specific Plan for redevelopment of this area.	<u>Not Applicable:</u> The project site is not located in the Lang Station area.
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 Map.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project includes the preservation of the Mitchell Family cemetery along with most of the Mitchell Family homestead; this area would be incorporated into the project's Oak Park. The project site does not include a Native American Village site; however, there is a secondary campground site that would be developed as part of the project. All artifacts collected at this site, would be conveyed to the Fernandeño Tataviam Band of Mission Indians, consistent with State requirements.
Policy LU 6.4.4: Maintain the historic site of Mentryville by designating the site as Open Space on the Land Use Map.	<u>Not Applicable:</u> The project site is not located in the Mentryville area.
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.	<u>Not Applicable:</u> 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 and environmental review processes, evaluate impacts on historic and cultural sites from proposed development and require appropriate mitigation.	<u>Consistent:</u> The Vista Draft Canyon EIR, Section 4.18, Cultural Resources, describes potential impacts to historic and cultural sites and recommends appropriate mitigation measures that would reduce all potentially significant impacts to a less-than-significant level.
Policy LU 6.5.1: Require use of high quality, durable, and natural-appearing building materials.	<u>Consistent:</u> The proposed project's Design Guidelines would require the use of high quality, durable and natural-appearing building materials.
Policy LU 6.5.2: Encourage the use of designs and architectural styles that incorporate classic and timeless architectural features.	<u>Consistent:</u> The proposed project's Design Guidelines would require the use of designs and architectural styles that incorporate classic and timeless architectural features.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would comply with this Policy through implementation of the project's Design Guidelines.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would comply with this Policy through implementation of the project's Design Guidelines.
<b>Environmentally Responsible Development</b>	
<b>Goal LU 7:</b> Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources.	<u>Consistent:</u> The proposed project is a compact, transit-oriented development with a mix of land uses. The proposed project design encourages walkability through its location of service, office, transit, recreation and residential uses, which would be in close proximity to each other. The proposed project also would incorporate energy efficiency measures and water recycling into the project design.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would incorporate shade trees within parking lots and adjacent to buildings consistent with City requirements.
Policy LU 7.1.2: Promote the use of solar panels and other renewable energy sources in all projects.	<u>Consistent:</u> The proposed project would include 80,000 square feet of rooftop solar panels or equivalent (solar thermal heating, etc.).
Policy LU 7.1.3: Encourage development of energy-efficient buildings, and discourage construction of new buildings for which energy efficiency cannot be demonstrated.	<u>Consistent:</u> The proposed project's residential and commercial buildings would be 20 percent better than the 2008 Title 24 standards. Additionally, the project applicant would require that all major appliances in residential and commercial buildings be "Energy Star" rated, where available. Also, the pools in the recreational facilities would be solar heated.
Policy LU 7.1.4: Support the establishment of energy-efficient industries in the Santa Clarita Valley.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, as indicated above, the proposed project would be consistent with this Policy.

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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project's water supply assessment indicates that there are sufficient supplies for the project and cumulative growth in the Santa Clarita Valley. The project would also construct a water reclamation plant, which would provide a recycled water supply equal to the project's total water demand.
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 General Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, as indicated above, the proposed project would be consistent with Policy..
Policy LU 7.3.1: Promote the use of permeable paving materials to allow infiltration of surface water into the water table.	<u>Consistent:</u> The proposed project would be designed to include water quality Best Management Practices (BMPs), such as bioretention areas, rain gardens, planter boxes, vegetated swales and permeable pavement to promote infiltration and mitigate any potential water quality impacts.
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.	<u>Consistent:</u> The proposed project would be designed to include water quality BMPs, such as bioretention areas, rain gardens, planter boxes, vegetated swales and permeable pavement to promote infiltration and mitigate any potential water quality impacts.
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.	<u>Consistent:</u> The proposed project would be designed to reduce impermeable areas. Approximately 110 acres of the project site would consist of open space, parkland, landscape areas, and the River corridor. Additional permeable areas (landscape, open space, etc.) would be located within residential and commercial areas. The proposed project would also minimize street widths and surface parking. Shared parking and parking structures would be incorporated into the proposed project.
Policy LU 7.3.4: Implement best management practices for erosion control throughout the construction and development process.	<u>Consistent:</u> BMPs would be implemented consistent with City requirements and this Policy..
Policy LU 7.3.5: Limit development within flood-prone areas to minimize down-stream impacts.	<u>Consistent:</u> All site development would meet City of Santa Clarita, County of Los Angeles and FEMA requirements. On November 13, 2009, FEMA issued a Conditional Letter of Map Revision (CLOMR) for the proposed project, finding that the floodway map for the project site could be revised to correspond to the horizontal location of the proposed bank stabilization upon completion of the improvements. In making this finding, FEMA has conceptually approved the modification of their floodway boundaries. Upon completion of improvements all development on the project site would be located outside of the FEMA floodway boundary.
Policy LU 7.4.1: Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.	<u>Consistent:</u> The proposed project's landscape plan would minimize high water areas and emphasize the use of native and drought tolerant plant species. Smart irrigation systems and recycled water would be utilized for all irrigated areas.

Policy LU 7.4.2: Require the use of low-flow fixtures in all non-residential 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.	<u>Consistent:</u> The project would comply with City requirements per this Policy. Additionally, the project would include a water reclamation plant, which would provide a recycled water supply equal to the project's total demand.
Policy LU 7.5.1: Ensure that all new development provides adequate space for recycling receptacles and bins on site.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would provide recycling receptacles consistent with City requirements.
Policy LU 7.5.2: Promote the use of recycled building materials.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would comply with City requirements related to the use of recycled building materials.
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.	<u>Consistent:</u> The proposed project would comply with City lighting standards and requirements. Lower level lighting would be utilized in most on-site areas.
Policy LU 7.6.2: Preserve habitat connectivity in site planning where feasible, and discourage the creation of open space islands surrounded by paving.	<u>Consistent:</u> The proposed project would preserve the Santa Clara River corridor as open space.
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.	<u>Consistent:</u> The reach of the Santa Clara River corridor located within the project site would be preserved as open space.
Policy LU 7.6.4: Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.	<u>Consistent:</u> The majority of the oak trees located on the project site would be preserved and incorporated into the project design. There are no City-identified hillsides on the project site and the site is generally flat. The proposed project would preserve the Santa Clara River corridor as open space.
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.	<u>Not Applicable:</u> The project site would not be located in proximity to aggregate mining and processing activities.
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.	<u>Not Applicable:</u> There are no significant mineral resources or utility facilities located on the project site.
Policy LU 7.8.1: Adopt and implement consistent policies for protection of oak woodlands and oak trees throughout the planning area.	<u>Consistent:</u> The majority of on-site oak trees would be preserved and incorporated into the project. Additionally, the project includes an extensive oak tree mitigation plan, which would include the preservation and enhancement of on-site oak resources.
Policy LU 7.8.2: Protect all designated Significant Ecological Areas (SEA's) from incompatible development.	<u>Consistent:</u> Portions of the project site currently are located within a designated SEA boundary (i.e., SEA 23). However, the project proposes a General Plan amendment and a Specific Plan designation that would change the SEA boundaries to be consistent with identified sensitive biological resources. In addition, the Santa Clara River corridor would be preserved as open space, and most of the north-south animal movement corridor proposed on the easterly portion of the project site would be preserved and incorporated into the proposed Oak Park.
<b>Environmental Justice</b>	



<b>Goal LU 8:</b> Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita, and is not directly applicable to the proposed project.
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.	<u>Consistent:</u> Potential project impacts to school facilities and applicable mitigation measures are presented in Section 4.10, Education, of the Vista Canyon Draft EIR. The proposed project would mitigate all education related impacts to a less-than-significant level.
Policy LU 8.1.2: Implement a master plan for trails throughout the Santa Clarita Valley to serve all residents.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would provide over four miles of trails open to the public, including significant extensions of the Santa Clara River Trail.
Policy LU 8.1.3: Implement a master plan for parks, with special focus on provision of additional playfields for youth sports in locations accessible to underserved neighborhoods.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would further implementation of this Policy through its dedication of a “turn-key” neighborhood park (i.e., Oak Park) to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would further implementation of this Policy as child care facilities would be permitted in the commercial areas of the project site.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, consistent with City requirements and this Policy, the project would mitigate impacts to library services through the payment of a library impact fee.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 General Plan policies and environmental requirements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 applicable zoning requirements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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).	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would further implementation of this Policy through its inclusion of a Metrolink Station and Bus Transfer Station, which would provide transit accessibility for the project and surrounding areas.

Policy LU 8.2.2: Identify neighborhoods that are underserved by public facilities and community services, and plan for equitable distribution of these facilities.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would be consistent with the intent of this Policy through its provision of public facilities and community services (Metrolink Station, Bus Transfer Station, Neighborhood Park, commercial services, employment) in an area that presently lacks these services.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Public Facilities</b>	
<b>Goal LU 9:</b> Adequate public facilities and services, provided in a timely manner and in appropriate locations to serve existing and future residents and businesses.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project's phasing plan is consistent with this Policy as it would bring adequate public facilities and services on-line with commercial and residential uses.
Policy LU 9.1.1: Ensure construction of adequate infrastructure to meet the needs of new development prior to occupancy.	<u>Consistent:</u> The proposed project's phasing plan would bring adequate infrastructure on-line to meet the needs of each phase of development prior to occupancy.
Policy LU 9.1.2: Coordinate review of development projects with other agencies and special districts providing utilities and other services.	<u>Consistent:</u> The City's development review process conducted for the proposed project includes consultation with affected agencies and utilities.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Further, the project site is not located on or adjacent to any major utility transmission corridors, pumping stations, reservoirs, booster stations, or other similar facilities.
Policy LU 9.1.4: Develop and apply compatible standards within City and County areas for design and maintenance of utility infrastructure, in consideration of the character of each community.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project's utility infrastructure design would consider the character of the community.
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 Valley's growing population.	<u>Consistent:</u> The proposed project would pay the required sheriff facilities impact fee.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 applicable zoning requirements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>CIRCULATION GOALS AND POLICIES</b>	
<b>Multi-Modal Circulation Network</b>	
<b>Goal C 1:</b> An inter-connected network of circulation facilities that integrates all travel modes, provides viable alternatives to automobile use, and conforms with regional plans.	<u>Consistent:</u> The proposed project would include development of a multi-modal transit facility (Metrolink Station, Bus Transfer Station, multi-purpose trails, and sidewalks) to serve users of nearby residential and commercial facilities.

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.	<u>Consistent:</u> The proposed project would include development of a multi-modal transit facility (Metrolink Station, Bus Transfer Station, trails, bike lanes, and sidewalks) to serve users of nearby residential and commercial facilities.
Policy C 1.1.2: Promote expansion of alternative transportation options to increase accessibility to all demographic and economic groups throughout the community, including mobility-impaired persons, senior citizens, low-income persons, and youth.	<u>Consistent:</u> The proposed project would include development of a multi-modal transit facility (Metrolink Station, Bus Transfer Station, trails, bike lanes, and sidewalks) to serve users of nearby residential and commercial facilities.
Policy C 1.1.3: Work with local and regional agencies and employers to promote an integrated, seamless transportation system that meets access needs, including local and regional bus service, dial-a-ride, taxis, rail, van pools, car pools, bus pools, bicycling, walking, and automobiles.	<u>Consistent:</u> The proposed project would include development of a multi-modal transit facility (Metrolink Station, Bus Transfer Station, trails, bike lanes, and sidewalks) to serve users of nearby residential and commercial facilities.
Policy C 1.1.4: Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.	<u>Consistent:</u> The proposed project's Mobility Plan includes safe and pleasant multi-purpose trails, sidewalks, and bike lanes.
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.	<u>Consistent:</u> The proposed project would include development of a multi-modal transit facility (Metrolink Station, Bus Transfer Station, trails, bike lanes, and sidewalks) to serve users of nearby residential and commercial facilities.
Policy C 1.1.6: Encourage multi-modal travel through provision of adequate facilities, including but not limited to bicycle parking and storage, expansion of park-and-ride lots, and provision of adequate station and transfer facilities in appropriate locations.	<u>Consistent:</u> The proposed project is a transit-oriented development, and would include a Metrolink Station, Bus Transfer Station, sidewalks, and multi-purpose trails. Bicycle parking and storage would be provided throughout the project.
Policy C 1.1.7: Consider the safety and convenience of the traveling public, including pedestrians and cyclists, in design and development of all transportation systems.	<u>Consistent:</u> The proposed project's Mobility Plan would provide a safe, convenient and comprehensive pedestrian/bicycle mobility system throughout the project.
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 systems.	<u>Consistent:</u> The proposed project is a transit-oriented development, and would include a Metrolink Station, Bus Transfer Station, sidewalks, and multi-purpose trails.
Policy C 1.1.9: Incorporate funding for all modes of transportation in the capital improvement program, and seek funding from all available sources for multi-modal system development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, proposed project furthers implementation of this Policy through its inclusion of a Metrolink Station and Bus Transfer Station. Funding for the construction of these facilities would require the participation of the project applicant, City, MTA, and other agencies.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would further implementation of this Policy through its inclusion of a Metrolink Station and Bus Transfer Station. The project applicant and City of Santa Clarita would work together on providing an adequate and attractive way-finding program for these facilities.

Policy C 1.1.12: Implement recommendations of the City's Non-Motorized Transportation Plan to expand opportunities for alternative travel modes.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist in the implementation of the City's Non-Motorized Transportation Plan.
Policy C 1.1.13: Activity centers should be designed or improved to prioritize walking, bicycling and circulator transit for internal circulation of person-travel.	<u>Consistent:</u> The proposed project's Parks and Recreation Plan would include the following recreational amenities: Oak Park, Town Green, Community Garden, River Education Center, and up to six private recreational facilities. These facilities would be distributed throughout the project site and would be linked by the proposed project's extensive pedestrian mobility system.
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.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy. The proposed project is a transit-oriented development and locates higher density housing, jobs and services in close proximity to a Metrolink Station and Bus Transfer Station.
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.	<u>Consistent:</u> The proposed project's Mobility Plan would include an extensive bicycle/pedestrian system throughout the project site, linking various land uses together and also connecting to the City's trail system.
Policy C 1.2.3: Require that new commercial and industrial development provide walkway connections to public sidewalks and transit stops, where available.	<u>Consistent:</u> The proposed project's commercial areas would include walkways that would connect to sidewalks, trails, recreational areas and the Metrolink Station and Bus Transfer Station
Policy C 1.2.4: Consider location, availability, and accessibility of transit in evaluating new development plans.	<u>Consistent:</u> The proposed project is a transit-oriented development and locates higher density housing, jobs and services in close proximity to a Metrolink Station and Bus Transfer Station.
Policy C 1.2.5: Encourage compact development and mixed uses to locate housing, workplaces, and services within walking or bicycling distance of each other.	<u>Consistent:</u> The proposed project is a compact, transit-oriented development that would place a mix of land uses within walking distance of each other and the Metrolink Station and Bus Transfer Station
Policy C 1.2.6: Provide flexible standards for parking and roadway design in transit-oriented development areas to promote transit use, where appropriate.	<u>Consistent:</u> The proposed project would include flexible parking and roadway design standards to promote transit use.
Policy C 1.2.7: In pedestrian-oriented areas, provide a highly connected circulation grid with relatively small blocks to encourage walking.	<u>Consistent:</u> The project design would encourage pedestrian mobility through its highly connected circulation grid and small blocks.
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.	<u>Consistent:</u> The proposed project's Mobility Plan provides for safe pedestrian connections across major traffic corridors and the Santa Clara River.
Policy C 1.2.9: Emphasize providing right-of-way for non-vehicular transportation modes so that walking and bicycling are the easiest, most convenient modes of transportation available for short trips.	<u>Consistent:</u> The proposed project's Mobility Plan encourages and promotes walking and bicycling through its extensive system of trails, bike paths, and sidewalks.
Policy C 1.2.10: Protect communities by discouraging the construction of facilities that sever residential neighborhoods.	<u>Consistent:</u> The proposed project would not sever existing residential neighborhoods; rather, through its pedestrian mobility system, mix of land uses and multi-modal transit facility, the proposed project would connect surrounding communities to the each other and the project.
Policy C 1.2.11: Reduce vehicle miles traveled (VMT) through the use of smart growth concepts.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy. The proposed project utilizes various smart growth policies (e.g., compact development, mix of land uses, transit accessibility, etc.) in its design.

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.	<u>Consistent:</u> The proposed project's Mobility Plan would provide a comprehensive network of bicycle and pedestrian trails throughout the project site, linking the various uses together and connecting to the City's trail system..
Policy C 1.3.1: Continue coordinating with the Metropolitan Transportation Authority (MTA or Metro) to implement the County's Congestion Management Program (CMP) for designated CMP roadways.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 SCAQMD Air Quality Management Plan.	<u>Consistent:</u> The proposed project would include a multi-modal transit facility that would contribute to achieving the air quality goals of the SCAQMD Air Quality Management Plan.
Policy C 1.3.3: 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 1.3.4: Continue coordination 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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant and Caltrans would enter into a fair-share mitigation agreement upon project approval.
Policy C 1.3.5: Ensure consistency with the County's adopted Airport Land Use Plan as it pertains to the Agua Dulce Airport, in order to mitigate aviation-related hazards and protect airport operations from encroachment by incompatible uses.	<u>Not Applicable:</u> The project site is not located in the vicinity of Agua Dulce Airport.
Policy C 1.3.6: 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Street and Highway System</b>	
<b>Goal C 2:</b> A unified and well-maintained network of streets and highways which provides safe and efficient movement of people and goods between neighborhoods, districts, and regional centers, while maintaining community character.	<u>Consistent:</u> The proposed project would further implementation of this Goal through the extension of Lost Canyon Road (a master planned highway) from its present terminus to Soledad Canyon Road.
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.	<u>Consistent:</u> The proposed project would protect mobility on Lost Canyon Road through the use of traffic circles rather than signals.
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.	<u>Consistent:</u> The proposed project would enhance connectivity through the extension of Lost Canyon Road from its present terminus in Fair Oaks Ranch to Soledad Canyon Road via the Vista Canyon Road Bridge. The proposed project would also extend secondary access into the Sand Canyon area through the extension of Lost Canyon Road as a two-lane, residential connector roadway from Vista Canyon Road to La Veda Avenue. The proposed project does not include any gates.
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, synchronizing traffic signals, and other means as appropriate.	<u>Consistent:</u> Mitigation measures, recommended by the Section 4.3, Traffic/Access, of the Vista Canyon Draft EIR, require the project to complete various traffic improvements, including road widening, signal synchronizing, and restriping. .

Policy C 2.1.4: Ensure that future dedication and acquisition of right-of-way is based on the adopted Circulation Plan, proposed land uses, and projected demand.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 2.1.5: Periodically 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 2.2.1: Designate roadways within the planning area based on their functional classification as shown on Exhibit C-2.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 2.2.2: Adopt consistent standard street cross sections for City and County roadways in the planning area, as shown on Exhibit C-3.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project's circulation network would be coordinated with the surrounding street network.
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 LOS F may be necessary, for limited durations during peak traffic periods.	<u>Consistent:</u> Implementation of mitigation measures recommended in Section 4.3, Traffic/Access, of the Vista Canyon Draft EIR would reduce the proposed project's potential traffic impacts at all study intersections except for Soledad Canyon Road/Sierra Highway, for which mitigation is considered infeasible due to right-of-way constraints. This intersection would operate at an unacceptable Level of Service (LOS E) in the PM Peak Hour under the "no project" scenario, as well.
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 agency.	<u>Consistent:</u> The proposed project would be consistent with this Policy. Street widths within the project site accommodate projected travel demand while enhancing pedestrian and bicycle mobility.
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.	<u>Consistent:</u> The proposed project's circulation system would promote a "healthy street" design through the use of reduced street widths, on-street parking, traffic calming, bike routes, landscaped parkways and pedestrian connectivity.
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.	<u>Consistent:</u> The proposed project's circulation system would include the use of a grid system to increase connectivity and walkability. Cul-de-sacs have been minimized and pedestrian connections would be maintained throughout the project.
Policy C 2.2.8: Local street patterns should be designed to create logical and understandable travel paths for users and should 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.	<u>Consistent:</u> The proposed project's circulation system creates a logical and understandable travel path from Soledad Canyon Road to Lost Canyon Road in Fair Oaks Ranch. The proposed project also discourages cut-through traffic from the project to the Sand Canyon area through the use of traffic calming, on-street parking and street design.

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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with this Policy as required by the City. .
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.	<u>Consistent:</u> The proposed project's street system design would function safely and effectively without the subsequent need for excessive traffic control devices. The proposed project's circulation system would include traffic calming features, on-street parking, and traffic circles to slow down traffic and eliminate cut-through traffic.
Policy C 2.2.11: For intersections of collector or larger streets, four-way intersections are preferred over offset intersections.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with this Policy as required by the City.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with this Policy as required by the City.
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.	<u>Not Applicable:</u> The project site is not located in a rural area.
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.	<u>Consistent:</u> The proposed project would utilize a grid street system. The proposed project would also include an extensive and efficient pedestrian/bicycle mobility system.
Policy C 2.2.15: Adopt consistent standards for implementation of Americans with Disabilities Act requirements such as curb ramp design and accessible pedestrian signals.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project would comply with this Policy as required by the City.
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.	<u>Consistent:</u> The proposed project would include landscaping, street lighting, street furniture, benches and other streetscape design features.
Policy C 2.3.2: Encourage unified treatment of arterial streets within both City and County areas, while permitting flexibility of streetscape design between neighborhoods and districts to preserve village character.	<u>Consistent:</u> The proposed project's arterials would include treatment consistent with both City and County areas. The remaining streets within the proposed project would preserve and enhance the village character.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the Vista Canyon Draft EIR considers the environmental impacts of the proposed project's circulation network.
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.	<u>Consistent:</u> The proposed project's circulation system would minimize cut-through traffic through the use of traffic calming, on-street parking, and traffic circles.
Policy C 2.4.1: Require design of pavement sections on major and secondary highways to account for truck traffic, to prevent excessive pavement deterioration from truck use.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project's major arterials would be designed to accommodate truck traffic.

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.	<u>Consistent:</u> Sensitive receptors, such as single-family homes, would not be located along the proposed project's major arterials.
Policy C 2.4.3: Prohibit through truck traffic on designated scenic routes.	<u>Not Applicable:</u> There are no designated scenic routes located on the project site.
Policy C 2.4.4: Adopt regulations for truck parking on public streets, to avoid impacts to residential neighborhoods.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, truck parking on public streets within the proposed project would comply with this Policy consistent with City requirements.
Policy C 2.5.1: Maintain a current evacuation plan as part of emergency response planning.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would further implementation of this Policy through its provision of a secondary access point to the residents of Fair Oaks Ranch and Sand Canyon in the case of an emergency.
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.	<u>Consistent:</u> The proposed project would be served by four points of ingress and egress.
Policy C 2.5.3: Require provision of visible street name signs and addresses on all development to aid in emergency response.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would provide visible street name signs and addresses consistent with this Policy per City requirements.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would provide directional signage per City requirements.
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.	<u>Consistent:</u> The project applicant either would construct or pay fair-share fees for transportation improvements.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 2.6.3: Support local, regional, state and federal agencies in identifying and implementing funding alternatives for the Valley's transportation systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 2.6.4: Coordinate road construction with improvements to other utility systems in the right-of-way.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Vehicle Trip Reduction</b>	



<b>Goal C 3:</b> Reduction of vehicle trips and emissions through effective management of travel demand, transportation systems, and parking.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, such that it would create fewer vehicle trips than a typical, suburban residential development with the same number of residential units. The project would include a Metrolink Station, Bus Transfer Station, trails, sidewalks and bike routes. Shared parking also would be incorporated into PAs 1 and 2.
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.	<u>Consistent:</u> The proposed project incorporates trip reduction measures, specifically a Metrolink Station, Bus Transfer Station, an extensive bicycle/pedestrian mobility system, and a mix of land uses in close proximity to each other.
Policy C 3.1.2: Promote home-based businesses and live-work units as a means of reducing home-to-work trips.	<u>Consistent:</u> The proposed project would permit home-based businesses and would include live-work units.
Policy C 3.1.3: Promote the use of flexible work schedules and telecommuting to reduce home to work trips.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 3.1.4: Promote the use of employee incentives to encourage alternative travel modes to work.	<u>Consistent:</u> The proposed project would encourage the use of alternative travel modes through its inclusion of a Metrolink Station and Bus Transfer Station on the project site.
Policy C 3.1.5: Promote the use of van pools, car pools, and shuttles to encourage trip reduction.	<u>Consistent:</u> Office uses within the proposed project would include the use of van pools, car pools and other alternative modes of transportation.
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.	<u>Consistent:</u> Showers and lockers would be provided in the proposed project's employment center.
Policy C 3.2.1: Adopt clean vehicle purchase policies for City and County fleets.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 3.2.2: Continue to enhance signal timing and synchronization to allow for free traffic flow, minimizing idling and vehicle emissions.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 3.2.3: When available and feasible, provide opportunities and infrastructure to support use of alternative fuel vehicles and travel devices.	<u>Consistent:</u> The proposed project would include infrastructure within its parking structures for electric vehicles.
Policy C 3.3.1: Evaluate parking standards and reduce requirements where appropriate, based on data showing that requirements are in excess of demand.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would further implementation of this Policy through its inclusion of a shared parking program for PAs 1 and 2.
Policy C 3.3.2: In pedestrian-oriented, high density mixed use districts, provide for common parking facilities to serve the district, where appropriate.	<u>Consistent:</u> Common parking facilities or a "park once" strategy would be included within PAs 1 and 2 .
Policy C 3.3.3: Promote shared use of parking facilities between businesses with complementary uses and hours, where feasible.	<u>Consistent:</u> The proposed project would include a shared parking program in PAs 1 and 2.
Policy C 3.3.4: Within transit-oriented development projects, consider providing incentives such as higher floor area ratio and/or lower parking requirements for commercial development that provides transit and ride-share programs.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project is a mixed-use, transit-oriented development. Shared parking would be incorporated into PAs 1 and 2 of the project.
Policy C 3.3.5: Encourage convenient short-term parking in high-activity areas, and all day parking at the periphery of the development areas.	<u>Consistent:</u> The proposed project would encourage convenient short-term parking in on-street, high-activity areas of the project.

Policy C 3.3.6: Site plans should 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.	<u>Consistent:</u> The proposed project would include pedestrian access between buildings, sidewalks and transit stops, and parking behind buildings or within structures away from street intersections.
<b>Rail Service</b>	
<b>Goal C 4:</b> Rail service to meet regional and inter-regional needs for convenient, cost-effective travel alternatives, which are fully integrated into the Valley's circulation systems and land use patterns.	<u>Consistent:</u> The proposed project would include a Metrolink Station and Bus Transfer Station. Development within the project surrounding these transit facilities would include a mix of land uses – residential, retail commercial, office, and recreation.
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.	<u>Consistent:</u> The proposed project would provide the permanent Metrolink Station and Bus Transfer Station referenced in this Policy for the Valley's east side.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include a Metrolink Station with parking, bicycle parking and storage, and waiting facilities.
Policy C 4.1.4: Encourage the preservation of abandoned railroad right-of-way for future transportation facilities, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 4.1.6: Provide incentives to promote transit-oriented development near rail stations.	<u>Consistent:</u> The proposed project would be a mixed-use, transit oriented development, and would include a Metrolink Station and Bus Transfer Station
Policy C 4.1.7: Facilitate coordination of planning for any future high speed regional rail systems in the Valley with Metrolink services.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 station hub with associated infrastructure that would provide connections to the Los Angeles Basin, Palmdale Regional Airport, and other destinations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 4.2.3: Promote and encourage the expansion of Amtrak Rail Service to the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Bus Transit</b>	

<b>Goal C 5:</b> Bus transit service as a viable choice for all residents, easily accessible and serving destinations throughout the Valley.	<u>Consistent:</u> The project proposes a Metrolink Station and Bus Transfer Station. Both transit facilities would make these alternative modes of transportation more accessible to residents in the eastern Santa Clarita Valley..
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.	<u>Consistent:</u> The proposed project would have four points of 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.	<u>Not Applicable:</u> The proposed project would not be a private, gated community.
Policy C 5.1.3: Consider the operational characteristics of buses when determining acceptable street designs, including grades and turning radii.	<u>Consistent:</u> The proposed project includes a Bus Transfer Station. The proposed street designs have been reviewed and approved as part of the City's development review process.
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.	<u>Consistent:</u> The proposed project includes a Bus Transfer Station that is within walking/biking distance of the project's residential units.
Policy C 5.1.5: Location and design of bus turnouts should not obstruct traffic and should provide sufficient merging length for the bus to re-enter the traffic flow.	<u>Consistent:</u> The proposed project includes a Bus Transfer Station, which would provide City transit access for future residents.
Policy C 5.1.6: Evaluate the feasibility of giving buses priority at signalized intersections to maintain transit service level standards, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> Paved waiting areas for bus service would be provided at the Bus Transfer Station in accordance with City requirements.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 5.2.3: Adopt and implement common design standards for bus turnouts and merging lanes along arterial streets, in convenient, accessible locations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 5.2.4: Enhance way-finding signage along walkways and paseos to direct pedestrians to transit stops.	<u>Consistent:</u> The project applicant would work with the City of Santa Clarita to ensure that appropriate transit station way-finding signage is included on project walkways and trails.
Policy C 5.2.5: Complementary transportation modes should be interconnected at intermodal transit centers, including provisions for bicycles on buses, bicycle parking at transit centers, and park-and-ride at transit stops.	<u>Consistent:</u> The proposed project includes a Metrolink Station and Bus Transfer Station. Bicycle storage and parking, vehicular parking and park-and-ride spaces would also be provided as part of the project.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

Policy C 5.3.2: Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development. The project would consist of a compact development with a mix of land uses in close proximity to each other. The design of the proposed project would assist in maximizing transit service efficiency and ridership.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant would construct improvements or pay transit impact fees consistent with City requirements.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant would construct improvements or pay transit impact fees consistent with City requirements.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant, City of Santa Clarita, Metrolink and other governmental agencies would work together to complete build-out of the Metrolink Station and Bus Transfer Station.
<b>Bikeways</b>	
<b>Goal C 6:</b> A unified and well-maintained bikeway system with safe and convenient routes for commuting, recreational use and utilitarian travel, connecting communities and the region.	<u>Consistent:</u> The proposed project’s Mobility Plan would provide a comprehensive network of bicycle and pedestrian trails, paths and sidewalks throughout the project site. These trails, paths and sidewalks would link to the City’s trail system.
Policy C 6.1.1: For recreational riders, continue to develop Class I bike paths, separated from the right-of-way, linking neighborhoods to open space and activity areas.	<u>Consistent:</u> The proposed project would include Class I multi-purpose trails, linking project neighborhoods and commercial areas to open space and recreational areas.
Policy C 6.1.2: For long-distance riders and those who bicycle to work or services, provide striped Class II bike lanes within the right-of-way, with adequate delineation and signage, where feasible and appropriate.	<u>Consistent:</u> The proposed project would include Class II bike lanes along Vista Canyon Road, from Lost Canyon Road to the Metrolink Station and Bus Transfer Station
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.	<u>Consistent:</u> The proposed project would provide the required bike paths required by the City of Santa Clarita consistent with this Policy.
Policy C 6.1.4: Where inadequate right-of-way exists for Class I or II bikeways, provide signage for Class III bike routes or designate alternative routes as appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would include over four miles of trails, and bike paths/sidewalks connecting the project’s land uses with each other and the Metrolink and Bus Transfer Stations.
Policy C 6.2.1: Bicycle parking, which can include bicycle lockers and sheltered areas, should be required at commercial sites and multi-family housing complexes for use by employees and residents, as well as customers and visitors.	<u>Consistent:</u> The proposed project would incorporate bicycle parking/lockers into commercial and multi-family sites throughout the project.

Policy C 6.2.2: Bicycle racks on transit vehicles should be provided to give bike-and-ride commuters the ability to transport their bicycles.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy C 6.2.3: Promote the inclusion of services for bicycle commuters, such as showers and changing rooms, as part of the development review process for new development or substantial alterations of existing commercial or industrial uses, where appropriate.	<u>Consistent:</u> The proposed project would include showers and changing rooms within commercial areas of the project.
<b>Pedestrian Circulation</b>	
<b>Goal C 7:</b> Walkable communities, in which interconnected walkways provide a safe, comfortable and viable alternative to driving for local destinations.	<u>Consistent:</u> The proposed project would assist in the implementation of this Goal as it would create a safe, walkable community, thereby providing a viable alternative to driving to local destinations.
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.	<u>Consistent:</u> The proposed project would include pedestrian connections within and between the project neighborhoods. Seating areas, shading, lighting, directional signage, accessibility and convenience would be incorporated into the project design.
Policy C 7.1.2: For existing walled subdivisions, promote the extension of pedestrian access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements where feasible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would include grade separated facilities to provide pedestrian connections. Examples would include the Santa Clara River Trail, which would be routed under the Vista Canyon Road Bridge, and the Class I trail that would be located on the Vista Canyon Road Bridge crossing the Santa Clara River.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would further implementation of this Policy through its inclusion of an extensive pedestrian/bicycle system that would provide direct access to transit and services.
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.	<u>Consistent:</u> The proposed project's commercial areas would provide direct, clearly delineated, landscaped pedestrian walkways from transit stops and parking areas to building entries.
Policy C 7.1.6: Encourage placement of building entries in locations accessible to public sidewalks and transit.	<u>Consistent:</u> Building entries within the proposed project would be accessible to public sidewalks and transit.
Policy C 7.1.7: Promote use of pedestrian-oriented scale and design features in areas intended for pedestrian use.	<u>Consistent:</u> The proposed project would incorporate pedestrian-oriented scale and design features in pedestrian areas..
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would incorporate traffic calming measures throughout the project to create a pedestrian-oriented street design.

Policy C 7.1.10: Continue to expand and improve the Valley's multi-use trail system to provide additional routes for pedestrian travel.	<u>Consistent:</u> The proposed project would include over four miles of trails, including significant extensions of the City's Santa Clara River Trail.
<b>CONSERVATION AND OPEN SPACE GOALS AND POLICIES</b>	
<b>Responsible Management of Environmental Systems</b>	
<b>Goal CO.1:</b> A balance between the social and economic needs of Santa Clarita Valley residents and protection of the natural environment, so that these needs can be met in the present and in the future.	<u>Consistent:</u> The project would balance the social and economic needs of Santa Clarita Valley residents while protecting the environment through the enhancement and protection of the segment of the Santa Clara River corridor located on the project site.
Policy CO 1.1.1: In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include energy efficiency measures, a water reclamation plant and use of recycled water, water quality improvements, and waste management measures.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would enhance the functional viability of the Santa Clara River as a wildlife corridor through, in part, its dedication to the City.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site.
Policy CO 1.2.1: Improve the communities' understanding of renewable resource systems that occur naturally in the Santa Clarita Valley, including systems related to hydrology, energy, ecosystems, and habitats, and the interrelationships between these systems, through the following measures: a. Through the environmental and development review processes, consider development proposals within the context of renewable resource systems and evaluate potential impacts on a system-wide basis (rather than a project-specific basis), to the extent feasible; b. In planning for new regional infrastructure projects, consider impacts on renewable resources within the context of interrelationships between these systems; c. Provide information to decision-makers about the interrelationship between traffic and air quality, ecosystems and water quality, land use patterns and public health, and other similar interrelationships between renewable resource systems in order to ensure that decisions are based on an understanding of these concepts.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the Vista Canyon Draft EIR addresses the environmental impacts of the proposed development on traffic, noise, air quality, and water quality. The potential interrelationships and cumulative impacts are also analyzed in the EIR.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 1.3.1: Explore, evaluate, and implement methods to shift from using non-renewable resources to use of renewable resources in all aspects of land use planning and development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include the construction of an on-site 80,000 square feet photovoltaic system (or its energy savings equivalent).

Policy CO 1.3.2: Promote reducing, reusing, and recycling in all Land Use designations and cycles of development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with City requirements related to recycling.
Policy CO 1.3.3: Provide informational material to the public about programs to conserve non-renewable resources and recover materials from the waste stream.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, the project site is not known to be contaminated.
Policy CO 1.4.3: Encourage use of non-hazardous building materials, and non-polluting materials and industrial processes, to the extent feasible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant has committed to exceed 2008 Title 24 energy efficiency standards by 20 percent on all residential and commercial buildings.
Policy CO 1.5.2: Design and manage public urban infrastructure systems to reduce impacts to natural systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 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. b. Ensure that mitigation measures and conditions of approval intended to protect natural systems are adequately funded and monitored for the required timeframe.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would incorporate energy efficiency measures, use recycled water for irrigation purposes, and incorporate solar energy, all of which would reduce environmental impacts associated with the entire "life-cycle" of the project. The project applicant also would be responsible for funding the City's monitoring of required mitigation measures and conditions of approval.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project is an infill development, and is surrounded on all sides by existing development.
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.	<u>Consistent:</u> The proposed project's Draft EIR addresses impacts to the Santa Clara River, including hydromodification.

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.	<u>Consistent:</u> The proposed project incorporates a multi-modal transit center (Metrolink Station and Bus Transfer Station) and trail system to reduce vehicle trips and improve walkability; BMPs to reduce water quality impacts; and, energy efficiency and conservation measures.
Policy CO 1.5.8: Consider environmental responsibility in all procurement decisions, including purchasing policies and capital projects.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 1.6.1: Identify environmental conditions that represent a healthy, sustainable community.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 1.6.2: Use Geographic Information Systems, modeling, and other tools to indicate the locations of natural systems such as floodplain and floodway areas, oak tree woodlands, significant ecological areas, and plant and animal species habitat	<u>Consistent:</u> Geographic Information Systems modeling was used in the preparation of the proposed project's Draft EIR to delineate biological impacts, oak trees, and floodplain areas.
Policy CO 1.6.3: Provide information on the condition of natural systems to decision makers as part of the decision-making process regarding land use and development.	<u>Consistent:</u> The proposed project's EIR provides analysis of existing natural conditions compared to built conditions to inform decision makers.
<b>Geological Resources</b>	
<b>Goal CO 2:</b> Conserve the Santa Clarita Valley's hillsides, canyons, ridgelines, soils, and minerals, which provide the physical setting for the natural and built environments.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project is an infill development and would result in the enhancement and preservation of the segment of the Santa Clara River corridor located on the project site.
Policy CO 2.1.1: Review soil erosion and sedimentation control plans for development-related grading activities, where appropriate, to ensure mitigation of potential erosion by water and air.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with City and State requirements related to erosion control..
Policy CO 2.1.2: Promote conservation of topsoil on development sites by stockpiling for later reuse, where feasible.	<u>Consistent:</u> Stockpiled native topsoil would be utilized over the bank stabilization for planting of native species.
Policy CO 2.1.3: Promote soil enhancement and waste reduction through composting, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project site is generally flat. When graded, the project site would mimic natural topography, to the extent feasible.
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 requirements.	<u>Not Applicable:</u> The project site is not located in a hillside area.
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 preferable by the reviewing authority based on site conditions, to maintain the Santa Clarita Valley's distinctive community character and preserve the scenic setting.	<u>Not Applicable:</u> The project site does not include a designated ridgeline.
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.	<u>Consistent:</u> The reach of the Santa Clara River corridor within the proposed project site would be preserved as open space.



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.	<u>Not Applicable:</u> The project site is not located in a hillside area.
Policy CO 2.2.6: Encourage building designs that conform to the natural grade, avoiding the use of large retaining walls and build-up walls that are visible from offsite, to the extent feasible and practicable.	<u>Consistent:</u> The proposed project would utilize building designs that conform to the natural grade. The proposed project would not include retaining walls visible to off-site properties.
Policy CO 2.3.1: Identify areas with significant mineral resources that are available for extraction through appropriate zoning or overlay designations.	<u>Not Applicable:</u> There are no significant mineral resource areas on or adjacent to the project site.
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.	<u>Not Applicable:</u> There are no significant mineral resource areas on or adjacent to the project site.
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.	<u>Not Applicable:</u> Mining is not proposed on the project site.
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.	<u>Not Applicable:</u> The proposed project would not involve any mining operations.
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.	<u>Not Applicable:</u> The proposed project would not involve any mining operations, and the project site was not previously used for mining operations.
<b>Biological Resources</b>	
<b>Goal CO 3:</b> Conservation of biological resources and ecosystems, including sensitive habitats and species.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of Santa Clara River corridor located on the project site and would preserve a majority of on-site oak trees. Sensitive species impacted by the proposed project would be relocated to open space areas on the project site.
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.	<u>Consistent:</u> The proposed project is an infill development, as the project site is surrounded on all sides by 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 a buffer area as deemed appropriate through site specific review.	<u>Consistent:</u> The proposed project would not adversely impact the referenced environmental resources and would provide an adequate buffer along the Santa Clara River corridor, as described in the Vista Canyon Draft EIR. Instead, the proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site. FEMA also has approved a Conditional Letter of Map Revision approving a modification to the existing FEMA 100-year floodplain upon completion of bank protection, finding that the proposed project would not have adverse impacts on the floodplain.

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).	<u>Consistent:</u> The proposed project is infill. That said, the Vista Canyon Draft EIR (Section 4.6, Biological Resources) identifies biological resources and includes mitigation measures that would require habitat preservation and creation.
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.	<u>Consistent:</u> The proposed project would restore and enhance riparian habitat within the reach of the Santa Clara River corridor on the project site, as described in Draft EIR Section 4.6, Biological Resources.
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.	<u>Consistent:</u> The proposed project's Landscape Plan would promote the use of native and drought tolerant species, and would prohibit the use of invasive or noxious plant species on the project site.
Policy CO 3.1.6: On development project sites, preserve and enhance natural site elements including existing water bodies, soil conditions, ecosystems, trees, vegetation and habitat, to the extent feasible.	<u>Consistent:</u> The proposed project would preserve and enhance natural site elements, including the Santa Clara River corridor, the Oak Park and other oak areas.
Policy CO 3.1.7: Limit the use of turf-grass on development and promote use of native or adapted plantings to promote biodiversity and natural habitat.	<u>Consistent:</u> The proposed project's Landscape Plan would limit the use of turf and promote the use of native and drought-tolerant plants.
Policy CO 3.1.8: On development sites, encourage tree planting to provide habitat and shade to reduce the heat island effect caused by pavement and buildings.	<u>Consistent:</u> The proposed project would plant over 2,000 trees on the project site.
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.	<u>Consistent:</u> Mitigation measures to protect habitat and trees during construction activities are provided in the Draft EIR Section 4.6, Biological Resources.
Policy CO 3.1.10: To the extent feasible, encourage the use of open space to promote biodiversity.	<u>Consistent:</u> Over 50 percent of the project site would be retained as open space, including the segment of the Santa Clara River corridor located on the project site.
Policy CO 3.1.11: Promote use of pervious materials or porous concrete on sidewalks to allow for planted area infiltration, allow oxygen 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.	<u>Consistent:</u> Pervious materials would be utilized on various walkways/trails within the proposed project.
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.	<u>Consistent:</u> The proposed project would enhance the portion of the Santa Clara River corridor located on the project site; please see Draft EIR Section 4.6, Biological Resources.
Policy CO 3.2.2: Ensure that development is located and designed to protect oak, sycamore, and other significant indigenous woodlands.	<u>Consistent:</u> The proposed project would preserve a majority of the on-site oak trees, including the trees within the proposed Oak Park.
Policy CO 3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.	<u>Consistent:</u> Potential project impacts to endangered or threatened species or habitat are discussed in Draft EIR Section 4.6, Biological Resources, along with recommended mitigation measures.

Policy CO 3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the citing 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.	<p><b>Consistent:</b> Portions of the project site currently are located within a designated SEA boundary (i.e., SEA 23). However, the project proposes a General Plan amendment and a Specific Plan designation that would change the SEA boundaries to be consistent with identified sensitive biological resources. In addition, the Santa Clara River corridor would be preserved as open space, and most of the north-south animal movement corridor proposed on the easterly portion of the project site would be preserved and incorporated into the proposed Oak Park.</p> <p>The proposed project's Draft EIR includes a detailed environmental analysis of potential impacts to biological resources located in the designated SEA based upon extensive biota surveys. For example, the Baseline Biological Assessment (Forde 2008) prepared for the project characterizes the project site as highly disturbed due to historical and recent activities ranging from dumping to off-road vehicle activity and utility construction and maintenance. A California Rapid Assessment Method (CRAM) analysis of the Santa Clara River corridor within the project site also was prepared by Dudek (2008). CRAM was designed as a scientifically defensible and repeatable assessment methodology that can be used routinely to assess and monitor the condition of wetlands and riparian habitats. CRAM analysis was conducted for both existing conditions and post-project conditions. The post-project condition, with restoration, scored higher than the existing condition, indicating that the project, including restoration activities, would improve the condition of riparian habitats within the site.</p>
Policy CO 3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.	<b>Consistent:</b> The proposed project would restore and enhance riparian habitat within the segment of the Santa Clara River located on the project site.
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.	<b>Not Applicable:</b> The project site is not located in the area referenced by the Policy.
Policy CO 3.3.3: Identify and protect one or more designated wildlife corridors linking the Los Padres and Angeles National Forests through the Valley (the San Gabriel-Castaic connection).	<b>Not Applicable:</b> The project site is not located in the area referenced by the Policy.
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.	<b>Not Applicable:</b> The project site is not located in the area referenced by the Policy.
Policy CO 3.3.5: Encourage connection of natural open space areas in site design, to allow for wildlife movement.	<b>Consistent:</b> The proposed project would retain and enhance the Santa Clara River corridor, allowing for continued wildlife movement.
Policy CO 3.4.1: Coordinate with the United States Forest Service on discretionary development projects that may have impacts on the National Forest.	<b>Not Applicable:</b> The project is not located within nor would it impact a U.S. National Forest.

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.	<u>Not Applicable:</u> The project site is not adjacent to a U.S. National Forest.
Policy CO 3.4.3: On the Land Use Map, maintain low density rural residential and open space uses adjacent to forest land, and protect the urban-forest interface area from overdevelopment.	<u>Not Applicable:</u> The project site is not adjacent to forest land.
Policy CO 3.4.4: Participate as a stakeholder in planning efforts by the United States Forest Service for land uses within the National Forest, providing input as appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would plant over 2,000 trees on the project site.
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.	<u>Consistent:</u> The proposed project's Landscape Plan would promote the use of climactically appropriate trees, such as oaks, sycamores, and other native species, while limiting the use of introduced species.
Policy CO 3.5.3: Protect heritage oak trees pursuant to the zoning ordinance that, due to their size and condition, are deemed to have exceptional value to the community.	<u>Consistent:</u> The proposed project would result in the preservation of a majority of heritage oak trees on the project site.
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.	<u>Consistent:</u> As discussed in Draft EIR Section 4.16, Visual Resources, the proposed project conditions would ensure that future lighting would not contribute to nighttime visual pollution and light and glare.
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: a. Consideration of reduced parking requirements, where supported by a parking study and/or through shared use of parking areas; b. 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; c. 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"; d. 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.	<u>Consistent:</u> The proposed project would include all of the design concepts listed in this Policy. A shared parking program would be created in PAs 1 and 2; bioswales would be utilized in vegetated areas around parking lots and buildings; connected open space areas would be utilized for drainage infiltration and water quality; and, shade trees would be provided to reduce the heat island effect, along with shrubs and groundcover.

Policy CO 3.6.3: Restrict use of unauthorized off-road vehicles within sensitive habitat areas through signage, fencing, or other means as appropriate.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would result in a significant reduction in unauthorized off-road vehicle use in this portion of the Santa Clara River through fencing, habitat restoration and project design.
Policy CO 3.6.4: Provide public information and support with demonstration sites at City facilities on gardening and landscaping techniques to reduce spread of invasive species and pollution from pesticides and fertilizers that threaten natural ecosystems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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).	<u>Consistent:</u> The proposed project would revegetate graded areas and slopes adjacent to natural areas with native plants.
Policy CO 3.7.1: Support the public education programs offered at the Placerita Canyon Natural Area and Ed Davis Park (Sonia Thompson Nature Center).	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Water Resources</b>	
<b>Goal CO 4:</b> An adequate supply of clean water to meet the needs of present and future residents and businesses, balanced with the needs of natural ecosystems.	<u>Consistent:</u> Section 4.8, Water Services, of the proposed project's Draft EIR concludes that there will be adequate water supplies for the project, as well as existing and future users within the Santa Clarita Valley. The proposed project also would include a water reclamation plant that would provide a supply of recycled water equivalent to the project's total demand.
Policy CO 4.1.1: In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would incorporate water conservation strategies into the project design, including low flow fixtures, recycled water, weather based irrigation controllers, and drought-tolerant landscaping.
Policy CO 4.1.2: Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings.	<u>Consistent:</u> The proposed project would utilize low water use landscaping in public spaces. Additionally, these areas would be served by recycled water.
Policy CO 4.1.3: Promote low water use landscaping design into new residential subdivisions and other private development projects, including a reduction in the allowable amount of turf-grass.	<u>Consistent:</u> The proposed project would utilize low water use landscaping and would minimize turf-grass areas.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, as indicated above, the proposed project would utilize recycled water for irrigation areas, minimize turf areas, and utilize low water use landscaping.
Policy CO 4.1.5: Promote the use of low-flow and waterless plumbing fixtures and appliances in all new residential and non-residential development and residential development of five or more dwelling units.	<u>Consistent:</u> The proposed project would utilize low-flow fixtures and appliances in all residential and commercial areas.

Policy CO 4.1.6: Support amendments to the building code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions on existing buildings.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> As indicated above, the proposed project would utilize water conservation measures in construction and landscape design.
Policy CO 4.1.8: Upon the availability of non-potable water services, discourage and/or consider restrictions on the use of potable water for washing outdoor surfaces.	<u>Consistent:</u> The proposed project would utilize recycled water for irrigation purposes.
Policy CO 4.2.1: In cooperation with the Sanitation District and other affected agencies, seek to expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate.	<u>Consistent:</u> As indicated above, recycled water would be utilized by the proposed project for irrigation purposes.
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.	<u>Consistent:</u> As indicated above, the proposed project would construct a water reclamation plant that would provide recycled water to the project and existing off-site development.
Policy CO 4.2.3: Promote the installation of rainwater capture and gray water systems in new buildings for irrigation, where feasible and practicable.	<u>Consistent:</u> The proposed project would utilize a cistern for irrigation of the community garden. Recycled water would be utilized for all other irrigated areas.
Policy CO 4.2.4: Identify and protect areas with substantial potential for groundwater recharge, and promote recharge of groundwater basins throughout the watershed (excluding the river bed).	<u>Consistent:</u> The proposed project would include various water quality measures, such as permeable pavement, vegetated swales, and bioretention areas, which would promote groundwater recharge.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> As indicated above, the proposed project would promote on-site stormwater infiltration through the use of various BMPs.
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.	<u>Not Applicable:</u> The project site is currently vacant and undeveloped.
Policy CO 4.3.3: Provide flexibility for design standards for street width, sidewalk width, parking, and other impervious surfaces when it can be shown that such reductions will not have negative impacts and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, saving of significant trees or planting of new trees, or other environmental benefit.	<u>Consistent:</u> The proposed project would include smaller street sections, shared parking, and the use of pervious materials. The project's use of these flexible design standards would benefit stormwater retention, groundwater infiltration, and other environmental areas while not creating negative impacts.
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.	<u>Consistent:</u> The proposed project would incorporate stormwater management into the project design through the use of rain gardens, pervious pavement, and vegetated swales.

Policy CO 4.3.5: Where detention and retention basins or ponds are required, seek 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.	<u>Consistent:</u> The proposed project would integrate detention basins into the project design.
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.	<u>Consistent:</u> The proposed project would minimize turf and lawn areas and primarily utilize native and drought tolerant plant materials in a design that would retain runoff and permit infiltration.
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.	<u>Consistent:</u> The proposed project would include an extensive water quality plan that would capture and treat stormwater runoff at the lot and project levels.
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.	<u>Not Applicable:</u> The Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> The project site is not located within or adjacent to the Whittaker-Bermite site.
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.	<u>Consistent:</u> The proposed project would utilize BMPs to limit or eliminate the use of herbicides and pesticides on the project site.
Policy CO 4.4.4: Promote the extension of sanitary sewers for all urban uses and densities, to protect groundwater quality, where feasible.	<u>Consistent:</u> The proposed project would include a water reclamation plant that would provide recycled water to the project and nearby existing uses. The project would still connect to the sanitary sewer system and dispose of all solids into the system. The project would not include the use of any septic systems.
<b>Cultural and Historical Resources</b>	
<b>Goal CO 5:</b> Protection of historical and culturally significant resources that contribute to community identity and a sense of history.	<u>Consistent:</u> The proposed project would result in the preservation of the Mitchell Family Cemetery and would incorporate the land once occupied by the Mitchell Family Homestead into the project's Oak Park.
Policy CO 5.1.1: For sites identified on the Historical Resources Map, review appropriate documentation prior to issuance of any permits for grading, demolition, alteration, and/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.	<u>Not Applicable:</u> The project site does not contain any sites identified on the referenced Historical Resources Map..
Policy CO 5.1.2: Review any proposed alterations to cultural and historic sites identified in the Historical Resources in the Santa Clarita Valley Planning Area Table 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 City guidelines.	<u>Not Applicable:</u> The project site does not contain any sites listed in the referenced Santa Clarita Valley Planning Area Table.

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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 5.2.1: In keeping with the Downtown Newhall Specific Plan policies, 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.	<u>Not Applicable:</u> The project site is not located in Newhall.
Policy CO 5.2.2: Support expansion and enhancement of a city historical park adjacent to the Pioneer Oil Refinery to illustrate historic oil operations in the Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 5.2.3: 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.	<u>Not Applicable:</u> The project site is not located in Newhall.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 5.3.1: For any proposed general 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 located within the City's jurisdiction, regarding any potential impacts to Native American resources from the proposed action, pursuant to State guidelines.	<u>Consistent:</u> As required by this Policy, the project applicant has consulted and entered into an agreement with the Fernandeno Tataviam Band of Mission Indians.
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 located within the City's jurisdiction, and consider the input received in the development decision.	<u>Consistent:</u> The City of Santa Clarita has notified California Native American tribes in accordance with State requirements. Further, the project applicant has entered into an agreement with the Fernandeno Tataviam Band of Mission Indians.
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.	<u>Consistent:</u> A Phase I and II Cultural Resources Report has been prepared for the proposed project. The reports have identified a Native American campsite on a portion of the project site. This campsite would be salvaged in accordance State requirements.
<b>Scenic Resources</b>	
<b>Goal CO 6:</b> Preservation of scenic features that keep the Santa Clarita Valley beautiful and enhance quality of life, community identity, and property values.	<u>Consistent:</u> The dominant topographic feature on the project site is the Santa Clara River, which would be preserved and enhanced by the proposed project.
Policy CO 6.1.1: Protect scenic canyons, as described in Part I of this element, from overdevelopment and environmental degradation.	<u>Not Applicable:</u> The project site is not located in a scenic canyon.
Policy CO 6.1.2: Preserve significant ridgelines, as shown on the Scenic Resources Map, as a scenic backdrop throughout the community by maintaining natural grades and vegetation.	<u>Not Applicable:</u> The project site is not located along or adjacent to an identified significant ridgeline.



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.	<u>Not Applicable:</u> There are no unique geologic features located on the project site.
Policy CO 6.3.1: Support the efforts of Los Angeles County to protect the shores of Castaic Lake to preserve its scenic quality from development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the County of Los Angeles. Further, the project site is not located adjacent to 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.	<u>Consistent:</u> The segment of the Santa Clara River corridor located within the project site would be preserved and enhanced as part of the proposed project.
Policy CO 6.4.1: Preserve scenic habitat areas within designated open space or parkland, wherever possible.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located within the project site. The proposed project would designate the corridor as open space and the corridor would be dedicated to the City of Santa Clarita.
Policy CO 6.4.2: Through the development review process, ensure that new development preserves scenic habitat areas to the extent feasible.	<u>Consistent:</u> The proposed project would preserve and enhance the Santa Clara River corridor within the project site. The proposed project would designate the corridor as open space and the corridor would be dedicated to the City of Santa Clarita.
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 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.	<u>Not Applicable:</u> The project site is not located near or adjacent to an entry point to the Santa Clarita Valley.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Further, the project site is not located along a scenic route.
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.	<u>Consistent:</u> The proposed project would minimize or reduce light pollution consistent with the requirements of this Policy as discussed in Draft EIR Section 4.16, Visual Resources.
Policy CO 6.6.2: Improve views of the Valley through various policies to minimize air pollution and smog, as contained throughout the General Plan.	<u>Consistent:</u> Draft EIR Section 4.4, Air Quality, recommends various mitigation measures that would minimize the air quality impacts associated with the proposed project.
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.	<u>Not Applicable:</u> The project site would not include any billboards.
Policy CO 6.6.4: Where appropriate, require new development to be sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights.	<u>Consistent:</u> The proposed project is designed in a manner that is sensitive to scenic viewpoints and/or viewsheds through building design, site layout and building heights. Views from SR-14 to the Santa Clara River corridor would remain after project implementation.
Policy CO 6.6.5: Encourage undergrounding of all new utility lines, and promote undergrounding of existing lines where feasible and practicable.	<u>Consistent:</u> All new utility lines within the project site would be placed underground.
<b>Air Quality</b>	

<b>Goal CO 7:</b> Clean air to protect human health and support healthy ecosystems.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. In addition, Draft EIR Section 4.4, Air Quality, recommends various mitigation measures that would minimize the air quality impacts associated with the proposed project.
Policy CO 7.1.1: Through the mixed land use patterns and multi-modal circulation policies set forth in the Land Use and Circulation Element, limit air pollution from transportation sources.	<u>Consistent:</u> The proposed project would be a mixed use, transit oriented development. The proposed project design promotes walkability through locating service and transit uses within walking distance of all residential uses on-site, thereby reducing air pollution from transportation sources.
Policy CO 7.1.2: Support the use of alternative fuel vehicles.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include electric vehicle charging stations within its parking structures.
Policy CO 7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include electric vehicle charging stations within its parking structures. Additionally, the proposed project would include a Metrolink Station and Bus Transfer Station.
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.	<u>Consistent:</u> The proposed project would not place any sensitive uses adjacent to high traffic freeways and roads, distribution centers, truck stops; chrome plating facilities, dry cleaners and large gas stations.
Policy CO 7.3.1: Coordinate with local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Greenhouse Gas Reduction</b>	
<b>Goal CO 8:</b> Development designed to improve energy efficiency, reduce energy and natural resource consumption, and reduce emissions of greenhouse gases.	<u>Consistent:</u> The project applicant has committed to exceed 2008 Title 24 Energy Efficiency Standards by 20 percent for all residential and commercial buildings. Additionally, the applicant has committed to provide an 80,000 square foot photovoltaic energy system (or equivalent). Finally, as discussed previously, the project design incorporates various water conservation measures and transit services that would reduce natural resource consumption.
Policy CO 8.1.1: Create and adopt a Climate Action Plan that meets State requirements and includes the following components: a. Plans and programs to reduce GHG emissions to State-mandated targets, including enforceable reduction measures; b. Mechanisms to ensure regular review of progress towards the emission reduction targets established by the Climate Action Plan; c. Procedures for reporting on progress to officials and the public; d. Procedures for revising the plan as needed to meet GHG emissions reduction targets; e. Allocation of funding and staffing for plan implementation.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed Specific Plan includes a climate action plan component that summarizes the project's GHG emissions and identifies the project's sustainable development attributes.

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, per SB 375.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.1.3: Revise codes and ordinances as needed to address energy conservation, including but not limited to the following: a. Strengthen building codes for new construction and renovation to achieve a higher level of energy efficiency, with a goal of exceeding energy efficiency beyond that required by Title 24; b. Adopt a Green Building Program to encourage green building practices and materials, along with appropriate ordinances and incentives; c. Promote orientation of buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, promote effective use of daylight, and optimize opportunities for on-site solar generation; d. Encourage mitigation of the "heat island" effect through use of cool roofs, light-colored paving, and shading to reduce energy consumption for air conditioning.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant has committed to exceed 2008 Title 24 energy efficiency standards by 20 percent for all residential and commercial buildings. Additionally, the applicant has committed to provide an 80,000 square foot photovoltaic energy system (or equivalent).
Policy CO 8.1.4: Provide information and education to the public about energy conservation and local strategies to address climate change.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.1.5: Coordinate various activities within the community and agency related to GHG emissions reduction activities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.2.1: Ensure that all new City 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, where appropriate.	<u>Not Applicable:</u> The proposed project does not include any new, renovated or remodeled City buildings.
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, with a goal of completing energy repairs in City facilities by 2012.	<u>Not Applicable:</u> The project site does not include any existing public buildings.
Policy CO 8.2.3: Support purchase of renewable energy for public buildings, which may include installing solar photovoltaic systems to generate electricity for city buildings and operations and other methods as deemed appropriate and feasible, in concert with significant energy conservation efforts.	<u>Not Applicable:</u> The proposed project does not include any public buildings.
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.	<u>Consistent:</u> The project applicant would include provisions within the project covenant, codes and restrictions (CC&Rs) that would restrict outdoor lighting during overnight hours to security lighting only.
Policy CO 8.2.5: Support installation of photovoltaic and other renewable energy equipment on public facilities, in concert with significant energy conservation efforts.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant has committed to provide an 80,000 square foot photovoltaic energy system (or equivalent).

Policy CO 8.2.6: Promote use of solar lighting in parks and along paseos and trails, where practicable.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would utilize solar lighting in the Oak Park consistent with City requirements. Further, the project applicant has committed to provide an 80,000 square foot photovoltaic energy system (or equivalent).
Policy CO 8.2.7: Support the use of sustainable alternative fuel vehicles for machinery and fleets, where practicable, by evaluating fuel sources, manufacturing processes, maintenance costs and vehicle lifetime use.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would include the planting of over 2,000 trees, which would provide shade for parking areas and hardscapes. Additionally, the proposed project would utilize light-colored reflective paving and roofing surfaces, where appropriate.
Policy CO 8.2.10: Support installation of energy-efficient traffic control devices, street lights, and parking lot lights.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project applicant is committed to working with the City of Santa Clarita and Southern California Edison to evaluate the feasibility of an energy efficiency municipal lighting program.
Policy CO 8.2.11: Implement recycling in all public buildings, parks, and public facilities, including for special events.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with all City recycling requirements.
Policy CO 8.2.12: Provide ongoing training to appropriate City employees on sustainable planning, building, and engineering practices.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.2.13: Support trip reduction strategies for employees as described in the Circulation Element.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.3.1: Evaluate site plans proposed for new development based on energy efficiency pursuant to LEED (Leadership in Energy and Environmental Design) standards for New Construction and Neighborhood Development, including the following: a) location efficiency; b) environmental preservation; c) compact, complete, and connected neighborhoods; and d) resource efficiency, including use of recycled materials and water.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include: a) a grid design with favorable orientation for passive heating and cooling; b) preservation and enhancement of the on-site Santa Clara River corridor; c) a design that is compact, complete, and promotes neighborhood connectivity; and, d) utilization of recycled water for irrigation purposes.
Policy CO 8.3.2: Promote construction of energy efficient buildings through requirements for LEED certification or through comparable alternative requirements as adopted by local ordinance.	<u>Consistent:</u> The proposed project incorporates energy efficiency measures into the design. For example, the project applicant has committed to exceed 2008 Title 24 energy efficiency requirements by 20 percent on all residential and commercial buildings. Additionally, the applicant is committed to use solar heating for all private recreational pools, and to utilize "Energy Star" appliances on all major appliances, where available.
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.	<u>Not Applicable:</u> The proposed project 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 rewiring, in at least 50% of the residential units, in concert with other significant energy conservation efforts.	<u>Consistent:</u> The proposed project would incorporate an 80,000 square foot photovoltaic energy system (or equivalent) along with other energy efficiency measures summarized above (e.g., Title 24 exceedance; use of Energy Star appliances; recycled water use).
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 other significant energy conservation efforts.	<u>Consistent:</u> The proposed project would incorporate an 80,000 square foot photovoltaic energy system (or equivalent) along with other energy efficiency measures summarized above (e.g., Title 24 exceedance; use of Energy Star appliances; recycled water use).
Policy CO 8.3.6: Encourage 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 and paving materials.	<u>Consistent:</u> The proposed project would be designed in a manner to encourage passive solar heating and cooling techniques.
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.	<u>Consistent:</u> The proposed project would include the planting of over 2,000 trees, which would reduce heating and cooling energy loads.
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.	<u>Consistent:</u> The project applicant has committed to exceed 2008 Title 24 energy efficiency requirements by 20 percent for all residential and commercial buildings. In addition, Energy Star major appliances would be utilized, where available.
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.	<u>Consistent:</u> The proposed project would minimize lighting levels, consistent with this Policy and as required by the City.
Policy CO 8.3.10: Provide incentives and technical assistance for installation of energy-efficient improvements in existing and new buildings.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.4.1: Encourage and promote the location of enclosed materials recovery facilities (MRF) within the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 8.4.2: Adopt mandatory residential recycling programs for all residential units, including single-family and multi-family dwellings.	<u>Consistent:</u> Recycling areas would be provided for future residents within the proposed project.
Policy CO 8.4.3: Allow and encourage composting of greenwaste, where appropriate.	<u>Consistent:</u> The proposed project would incorporate a community garden. Composting areas would be provided within the Community Garden.
Policy CO 8.4.4: Promote commercial and industrial recycling, including recycling of construction and demolition debris.	<u>Consistent:</u> Recycling areas for commercial uses would be provided within the proposed project. Construction debris would be recycled in accordance with City requirements.
Policy CO 8.4.5: Develop and implement standards for refuse and recycling receptacles and enclosures to accommodate recycling in all development.	<u>Consistent:</u> The proposed project would provide recycling areas as required by the City.
Policy CO 8.4.6: Introduce and assist with the placement of receptacles for recyclable products in public places, including at special events.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Park, Recreation, and Trail Facilities</b>	
<b>Goal CO 9:</b> Equitable distribution of park, recreational, and trail facilities to serve all areas and demographic needs of existing and future residents.	<u>Consistent:</u> The proposed project would include a neighborhood park ("Oak Park"), the Town Green, up to six private recreation facilities, and over four miles of public trails.
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 1000 population.	<u>Consistent:</u> The proposed project would comply with the City's policy of requiring five acres of parkland per 1,000 residents.
Policy CO 9.1.2: A range of parkland types, sizes, and uses shall be provided to accommodate recreational and leisure activities.	<u>Consistent:</u> The proposed project would include a neighborhood park ("Oak Park"), the Town Green, up to six private recreation facilities, and over four miles of public trails.
Policy CO 9.1.3: Provide local and community parks within a reasonable distance of residential neighborhoods.	<u>Consistent:</u> The proposed project's Oak Park would be within walking distance of the project's residential neighborhoods
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 9.1.5: Promote development of more playfields for youth and adult sports activities, in conjunction with tournament facilities, where needed.	<u>Consistent:</u> The proposed project's Oak Park would include play areas for youth and adult activities.
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.	<u>Not Applicable:</u> The project site does not include any existing park and recreation facilities.
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.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Passive and active recreation would be provided at the Oak Park, Town Green, Community Garden and up to six private recreation facilities, all of which are near or adjacent to the Santa Clara River.
Policy CO 9.1.8: Make available easily accessible park and recreation facilities throughout the community.	<u>Consistent:</u> The proposed project would provide passive and active recreation at the Oak Park, Town Green, Community Garden and up to six private recreation facilities. These areas would be readily accessible from the residential and nonresidential uses contemplated in the project design.
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.	<u>Consistent:</u> The proposed project would comply with the City's policy of requiring five acres of parkland per 1,000 residents.

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, clustering, and transfer of development rights.	<u>Consistent:</u> The proposed project would comply with the City's policy of requiring five acres of parkland per 1,000 residents. Additionally, over 50 percent of the project site would be preserved for open space or parkland purposes, including the Santa Clara River corridor.
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.	<u>Consistent:</u> The Oak Park would act as buffer between existing residents and the proposed project. Active areas within the Oak Park would be located on its western edge and away from existing residents. The proposed project's other recreational areas would be integrated in the project and would provide active and passive recreational opportunities for future residents.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The project's proposed Oak Park would include passive areas for natural habitat, meditation, bird-watching and similar activities.
Policy CO 9.1.14: Ensure adequate park maintenance, and encourage programs for volunteers to assist in maintaining local parks, where feasible and appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 9.2.1: Plan for a continuous and unified multi-use trail network for a variety of users, to be developed with common standards, in order to unify Santa Clarita Valley communities and connect with regional and state trails such as the Pacific Crest Trail.	<u>Consistent:</u> The proposed project would provide over four miles of trails, including significant extensions of the Santa Clara River Trail.
Policy CO 9.2.2: Provide trail connections between paseos, bike routes, schools, parks, community services, streets and neighborhoods.	<u>Consistent:</u> The proposed project would provide over four miles of trails, including significant extensions of the Santa Clara River Trail. These trails, combined with project sidewalks, would connect the various project land uses and neighborhoods with each other.
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.	<u>Consistent:</u> The proposed project includes significant extensions of the Santa Clara River Trail.
Policy CO 9.2.4: Ensure that new development projects provide trail connections to local and regional trail systems, where appropriate.	<u>Consistent:</u> The proposed project would include over four miles of public trails, including significant extensions of the Santa Clara River Trail. Interior project trails would connect to the Santa Clara River Trail.
Policy CO 9.2.5: Promote the expansion of multi-use trails within rural areas of the Santa Clarita Valley.	<u>Consistent:</u> The proposed project trails would be multi-use (bike, pedestrian, equestrian).
Policy CO 9.2.6: Provide trails to scenic vistas and viewpoints.	<u>Consistent:</u> The proposed project would include extensions of the Santa Clara River Trail, providing users with views from Mitchell Hill across the Santa Clara River and the project site.

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.	<u>Consistent:</u> The project would include significant extensions of the Santa Clara River trail. These multi-use trails would also be utilized for flood control purposes, and various utility easements.
Policy CO 9.2.8: Ensure that trails are designed to protect habitat, ecosystems, and water quality.	<u>Consistent:</u> The reach of the Santa Clara River within the project site would be preserved as open space, and proposed structures would be set back from the bank stabilization and trails.
Policy CO 9.2.9: Pursue funding for trail maintenance and encourage volunteer participation in trail maintenance programs, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Open Space</b>	
<b>Goal CO 10:</b> Preservation of open space to meet the community's multiple objectives for resource preservation.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site.
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.	<u>Not Applicable:</u> The project site is not located in areas referenced by this Policy.
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: a. Uses and improvements within the corridor shall be limited to those that benefit the community's use of the river in its natural state. b. Development on properties adjacent to, but outside of the defined primary river corridor shall be: i. 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 ii. Designed to maximize the full range of river amenities, including views and recreational access, while minimizing adverse impacts to the river.	<u>Consistent:</u> The proposed project includes enhancement and preservation of the segment of the Santa Clara River corridor located on the project site. Development on the project site and outside of the River corridor would be designed to protect the corridor's water quality, plants and animal habitats. Trails along the corridor would maximize the River amenities, including views and recreational access while minimizing adverse impacts to the River.
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.	<u>Consistent:</u> The project applicant would dedicate the segment of the Santa Clara River corridor located on the project site to the City of Santa Clarita.
Policy CO 10.1.4: Maintain and acquire, where appropriate, open space to preserve cultural and historical resources.	<u>Consistent:</u> The proposed project would include dedication of the Oak Park to the City of Santa Clarita. The Oak Park area includes property that once contained the Mitchell Family homestead.
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.	<u>Not Applicable:</u> The project site is generally flat and does not include canyons or ridgelines..
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.	<u>Consistent:</u> The proposed project would include preservation of the segment of the Santa Clara River corridor subject to periodic flooding. The River corridor would be dedicated to the City and would be designated as Open Space.



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.	<u>Consistent:</u> The proposed project includes dedication of the Santa Clara River corridor to the City of Santa Clarita. Additionally, the proposed project would dedicate the seven-acre Oak Park to the City.
Policy CO 10.1.8: Encourage the use of vacant lots as community gardens, where appropriate.	<u>Consistent:</u> The proposed project would include a Community Garden.
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.	<u>Consistent:</u> The proposed project includes enhancement and preservation of the segment of the Santa Clara River corridor located on the project site.
Policy CO 10.1.10: Ensure that the open space acquisition plan developed pursuant to the 2007 Open Space District formation conforms to General Plan goals and objectives.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 10.1.12: Identify, pursue, and ensure adequate funding sources to maintain open space areas.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would include significant extensions of the Santa Clara River Trail, which would provide equal access to open space areas and health benefits to residents from access to nature. Additionally, the Oak Park would include trails that would provide access to natural areas.
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.	<u>Consistent:</u> The proposed project would result in enhancement and preservation of the segment of the Santa Clara River corridor located on the project site. Presently, this portion of the River is subject to illegal dumping and off-road vehicle use. The proposed project would result in the increased protection of this portion of the River.
Policy CO 10.1.15: In conformance with State law, ensure that any action by which open space land is acquired or disposed of, restricted, or regulated, be consistent with the open space plan contained in this element.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy CO 10.1.17: Allow alternative energy projects in areas designated for open space, where consistent with other uses and values.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, it should be noted that the proposed project would include an on-site 80,000 square foot photovoltaic system (or equivalent).
Policy CO 10.2.1: Encourage provision of vegetated open space of a development project's gross site area, which may include shallow wetlands and ponds, drought resistant landscaping, and pedestrian hardscape that includes a vegetated area.	<u>Consistent:</u> The proposed project would incorporate vegetated open space. These areas would include the Oak Park, Town Green, Community Garden and the various private recreational areas. Drought resistant landscaping and water quality features, such as shallow wetlands and vegetated swales, would be incorporated into these open space areas.
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 practicable.	<u>Consistent:</u> The proposed project would include an extensive system that would connect various useable and accessible open space areas.

Policy CO 10.2.3: Where feasible, integrate open space areas with neighboring uses and parcels, to create shared amenities and green spaces.	<u>Consistent:</u> Open space and recreational areas would be integrated with neighboring project uses. The project open space areas are distributed throughout the site and include the Oak Park, Santa Clara River corridor, Town Green, Community Garden and other open space parcels.
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 benefits.	<u>Consistent:</u> The proposed project would include the incorporation of site features into open space areas. Several heritage oak trees would be incorporated into the Oak Park. Enhancement and preservation of riparian habitat would occur in the segment of the Santa Clara River corridor located on the project site.
Policy CO 10.2.5: Where appropriate, allow density transfers and clustering to encourage retention of open space.	<u>Consistent:</u> Over 50 percent of the project site would be preserved as open space or recreational areas.
<b>SAFETY GOALS AND POLICIES</b>	
<b>Geological Hazards</b>	
<b>Goal S 1:</b> Protection of public safety and property from hazardous geological conditions, including seismic rupture and ground shaking, soil instability, and related hazards.	<u>Consistent:</u> The proposed project's Draft EIR addresses potential geotechnical impacts and recommends mitigation measures to reduce those impacts to a less-than-significant level.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project site does not include any potentially active faults.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would mitigate any potential liquefaction impacts.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 1.1.4: Maintain maps showing potential inundation areas from dam failure.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, there is no dam upstream of the project site.
Policy S 1.2.1: Implement requirements of the Alquist-Priolo Earthquake Fault Zoning Act.	<u>Not Applicable:</u> The project site is not located in an Alquist-Priolo Earthquake fault area.
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 limit exposure of people to seismic hazards.	<u>Consistent:</u> The proposed project's Draft EIR addresses potential geotechnical impacts and recommends mitigation measures to reduce those impacts to a less-than-significant level.
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.	<u>Consistent:</u> A detailed soils and geotechnical report has been prepared for the proposed project. The findings and recommendations of this report have been incorporated into the project's Draft EIR.
Policy S 1.2.4: Enforce seismic design and building techniques in local building codes.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> The project site would not be affected by a failure of the Castaic or Bouquet Canyon Reservoir dams.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

Policy S 1.3.2: Increase earthquake safety in all public facilities through bracing of shelves, cabinets, equipment and other measures as deemed appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 1.3.3: Provide informational materials to the public on how to make their homes and businesses earthquake safe.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 1.3.4: Cooperate with other agencies as needed to ensure regular inspections of 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Flood Hazards</b>	
<b>Goal S 2:</b> Protection of public safety and property from unreasonable risks due to flooding.	<u>Consistent:</u> Risks to public safety and property related to flooding, and appropriate mitigation measures, are discussed in Draft EIR Section 4.2, Flood. All potential flood related impacts would be mitigated to a less-than-significant level.
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 necessary mitigation.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the project site is located on portions of the existing FEMA 100-yr floodplain. On November 13, 2009, FEMA issued a CLOMR for the proposed project, finding that the floodway map for the project site would be revised to correspond to the horizontal location of the proposed bank stabilization upon completion of the improvements. In making this finding, FEMA has conceptually approved the modification of their floodway boundaries. Upon completion of improvements, all development on the project site would be located outside of the FEMA floodway limits.
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.	<u>Consistent:</u> As discussed in Draft EIR Section 4.8.1, Water Quality, the proposed project would include project design features that satisfy the Los Angeles County Low Impact Development requirements for new development.
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.	<u>Consistent:</u> The proposed project would utilize vegetated swales for flood control and water quality purposes.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would include significant extensions of the Santa Clara River Trail which would be located adjacent to the floodplain.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 2.2.2: Identify areas subject to localized short-term flooding due to drainage deficiencies.	<u>Consistent:</u> Areas within the project site subject to flooding are identified in Draft EIR Section 4.2, Flood. That said, all potential flood related impacts would be mitigated to a less-than-significant level.

Policy S 2.3.1: Implement drainage master plans designed to handle storm flows from the 100-year storm.	<u>Consistent</u> : The proposed project's flood protection infrastructure would be designed to accommodate the FEMA 100-year flood and the more conservative County Capital Flood.
Policy S 2.3.2: Include funding for drainage and flood control improvements in the annual City budget.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 2.4.1: Require that new development comply with FEMA floodplain management requirements.	<u>Consistent</u> : The proposed project would adhere to the FEMA floodplain management requirements. On November 13, 2009, FEMA issued a CLOMR for the proposed project, finding that the floodway map for the project site would be revised to correspond to the horizontal location of the proposed bank stabilization upon completion of the improvements. In making this finding, FEMA has conceptually approved the modification of their floodway boundaries. Upon completion of improvements, all development on the project site would be located outside of the FEMA floodway limits.
Policy S 2.4.2: On the Land Use and Zoning Maps, restrict the type and intensity of land use in flood-prone areas, or require flood-proof construction, as deemed appropriate.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 2.5.2: Provide for the maintenance of drainage structures and flood control facilities to avoid system malfunctions and overflows.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Fire Hazards</b>	
<b>Goal S 3:</b> Protection of public safety and property from fires.	<u>Consistent</u> : The proposed project would protect public safety and property from fire by complying with all City and County Fire Department regulations, as outlined in the mitigation measures provided in Draft EIR Section 4.13, Fire Services.
Policy S 3.1.1: Coordinate on planning for new fire stations to meet current and projected needs.	<u>Consistent</u> : The projected need for new fire stations and appropriate mitigation measures are presented in Draft EIR Section 4.13, Fire Services.
Policy S 3.1.2: Program adequate funding for capital fire protection costs, and explore all feasible funding options to meet facility needs.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent</u> : The proposed project will meet all Fire Department regulations as outlined in Draft EIR Section 4.13, Fire Services.
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.	<u>Not Applicable</u> : This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 3.2.2: Enforce standards for maintaining defensible space around structures through clearing of dry brush and vegetation.	<u>Consistent</u> : The proposed project would include a Fuel Modification Plan, landscape plan, and irrigation plan consistent with Fire Department regulations for the project site.
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.	<u>Consistent</u> : The proposed project would include a Fuel Modification Plan, landscape plan, and irrigation plan consistent with Fire Department regulations for the project site.

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.	<u>Consistent:</u> The proposed project would meet all Fire Department regulations as outlined in Draft EIR Section 4.13, Fire Services.
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.	<u>Consistent:</u> The proposed project would meet all Fire Department regulations as outlined in Draft EIR Section 4.13, Fire Services.
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.	<u>Not Applicable:</u> The project site is not adjacent to a National Forest.
Policy S 3.2.7: Continue to provide information and training to the public on fire safety in wildland interface areas.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 3.3.2: Require the installation and maintenance of street name signs on all new development.	<u>Consistent:</u> The proposed project would meet all Fire Department regulations as outlined in Draft EIR Section 4.13, Fire Services, and all City signage requirements.
Policy S 3.3.3: Require the posting of address numbers on all homes and businesses that are clearly visible from adjacent streets.	<u>Consistent:</u> The proposed project would meet all Fire Department regulations as outlined in Draft EIR Section 4.13, Fire Services, and all City signage requirements.
<b>Hazardous Materials</b>	
<b>Goal S 4:</b> Protection of public safety and property from hazardous materials.	<u>Consistent:</u> Potential impacts to public safety and property related to hazardous materials, and appropriate mitigation measures, are discussed in Draft EIR Section 4.15, Human Made. The EIR concludes that the potential impacts would be less than significant.
Policy S 4.1.1: Continue to support clean-up efforts and re-use plans for the Whittaker-Bermite property.	<u>Not Applicable:</u> The project site is not located on the Whittaker-Bermite site.
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 City and other responsible agencies prior to issuance of any permits for new development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, the project does not propose to 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. Moreover, the project site is not located adjacent to a use that stores or generates large amounts of hazardous materials.
Policy S 4.2.3: Require businesses to verify procedures for storage, use, and disposal of hazardous materials.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

<b>Law Enforcement</b>	
<b>Goal S 5:</b> Protection of public safety through the provision of law enforcement services and crime prevention strategies.	<u>Consistent:</u> Projected needs for law enforcement services are evaluated and appropriate mitigation measures are recommended in Draft EIR Section 4.14, Sheriff Services.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 5.1.2: Provide staff assistance to assess future law enforcement needs, and work together with the County, Sheriff's Department, and other partners to develop and implement plans for meeting these needs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 5.1.3: Cooperate on implementation of funding mechanisms for law enforcement services.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would pay the adopted sheriff facility fee in accordance with City requirements.
Policy S 5.2.1: Promote and participate in the Business Watch program to assist business owners in developing and implementing crime prevention strategies.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 5.2.2: Promote and support Neighborhood Watch programs to assist residents in establishing neighborhood crime prevention techniques.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 5.2.3: Provide code enforcement services to maintain minimum health and safety standards and as a deterrent to crime.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Accidents</b>	
<b>Goal S 6:</b> Reduced risk to public safety and property damage from accidental occurrences.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would be designed in a manner to reduce risk to public safety and property damage.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 6.1.2: Promote the planting of tree types appropriate to the local climate, to avoid breakage by brittle, non-native trees.	<u>Consistent:</u> The proposed project would plant trees that are appropriate to the local climate.
Policy S 6.2.1: In designing or 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.	<u>Consistent:</u> The proposed project would include lighting levels that are adequate to provide safe and secure use of each site, while limiting excessive or unnecessary light and glare.
Policy S 6.2.2: Consider CPTED Principles (Crime Prevention Through Environmental Design) in reviewing development proposals, to increase public safety through establishing defensible space, clearly delineated public and private areas, and effective surveillance of common areas.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 6.2.3: In designing or 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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

Policy S 6.2.5: Use traffic calming devices and reduced street widths to slow traffic speeds and reduce accidents, where deemed appropriate.	<u>Consistent:</u> The proposed project would incorporate traffic calming devices and reduced street widths throughout the project site.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would comply with the requirements of the Americans with Disabilities Act.
<b>Emergency Planning</b>	
<b>Goal S 7:</b> Protection of the public through planning for disaster response and recovery, in order to minimize damage from emergency incidents or terrorist activities.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.1.1: Regularly update emergency preparedness and response plans that are consistent with State plans.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.1.2: Continue to provide regular training to public officials and the public on emergency procedures.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.1.3: Ensure that evacuation routes are clearly posted throughout the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.1.4: Strengthen communication and cooperation between agencies, citizens and non-profit groups to plan for disaster response.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.2.1: In cooperation with other agencies, plan for temporary shelters for residents displaced by disasters and emergency incidents.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.2.2: Plan for expedited plan check, permitting, and inspection programs to aid recovery efforts involving the rebuilding of damaged structures.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.2.3: Ensure that proper record-keeping procedures are in place for purposes of obtaining reimbursement from State and Federal agencies.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
Policy S 7.2.4: Purchase disaster and recovery supplies locally to assist local businesses in their recovery efforts.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>NOISE GOALS AND POLICIES</b>	
<b>Noise Environment</b>	
<b>Goal N 1:</b> A healthy and safe noise environment for Santa Clarita Valley residents, employees, and visitors.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. That said, as discussed in Draft EIR Section 4.5, Noise, the proposed project would comply with City requirements regulating construction-related noise.
Policy N 1.1.1: Use the Noise and Land Use Compatibility Guidelines contained on Exhibit N-8, which are consistent with State guidelines, as a policy basis for decisions on land use and development proposals related to noise.	<u>Consistent:</u> The Noise and Land Use Compatibility Guidelines were used to assess the potential noise impacts of the project, as presented in Draft EIR Section 4.5, Noise.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would comply with the Noise Ordinance requirements during project construction and operation.
Policy N 1.1.3: Include consideration of potential noise impacts in land use planning and development review decisions.	<u>Consistent:</u> Draft EIR Section 4.5, Noise, addresses potential noise impacts and recommends feasible mitigation to reduce the impacts.
Policy N 1.1.4: Control noise sources adjacent to residential, recreational, and community facilities, and those land uses classified as noise sensitive.	<u>Consistent:</u> Draft EIR Section 4.5, Noise, addresses potential noise impacts and recommends feasible mitigation to reduce the impacts.

Policy N 1.1.5: Monitor and update data and information regarding current and projected noise levels in the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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 high-speed rail projects.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Reduction of Noise from Traffic</b>	
<b>Goal N 2:</b> Protect residents and sensitive receptors from traffic-generated noise.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project has been designed in a manner to minimize noise impacts from roadways on sensitive receptors.
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.	<u>Consistent:</u> Draft EIR Section 4.5 Noise, recommends mitigation measures to reduce potential noise impacts.
Policy N 2.1.2: Encourage the use of noise absorbing barriers, where appropriate.	<u>Consistent:</u> Draft EIR Section 4.5 Noise, recommends mitigation measures to reduce potential noise impacts.
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.	<u>Consistent:</u> Proposed residential uses within the project site are separated from SR-14 by the Santa Clara River; given the distance between these areas and SR-14, no noise absorbing barriers would be required. That said, the project applicant would coordinate with Caltrans on the identification of a fair-share mitigation fee for off-site sound walls or other noise barriers.
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.	<u>Consistent:</u> Internal roads within the proposed project would be arranged in a hierarchy, organized by function, to facilitate access within and around the project site.
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.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, Metrolink service, City bus transit service and vanpools for employees would be available to future occupants of the project site's nonresidential uses.
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.	<u>Consistent:</u> The proposed project would include a Metrolink Station and Bus Transfer Station, which would improve and expand current public transit services in the region. These transit opportunities provided by the proposed project would reduce vehicle trips and subsequently resulting noise levels.
Policy N 2.1.7: Require vehicle owners to properly maintain their equipment to avoid generating excessive noise levels.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
<b>Residential Neighborhoods</b>	
<b>Goal N 3:</b> Protect residential neighborhoods from excessive noise.	<u>Consistent:</u> The proposed project is designed to minimize excessive noise levels in residential neighborhoods.



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.	<u>Consistent:</u> Draft EIR Section 4.5, Noise, identifies noise mitigation measures that would reduce noise impacts to sensitive residential uses.
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.	<u>Consistent:</u> Draft EIR Section 4.5, Noise, identifies noise mitigation measures that would reduce noise impacts to sensitive residential uses.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.
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.	<u>Consistent:</u> The proposed project would adhere to the City's Noise Ordinance, which regulates the days and times of construction activity.
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.	<u>Consistent:</u> Draft EIR Section 4.5, Noise, identifies noise mitigation measures that would reduce noise impacts to sensitive residential uses.
Policy N 3.1.6: Ensure that new residential buildings shall not be located within 150 feet of the centerline for Interstate 5.	<u>Consistent:</u> The project site is not located within 150 feet of the centerline for Interstate 5.
Policy N 3.1.7: Ensure that design of parks, recreational facilities, and schools minimize noise impacts to residential neighborhoods.	<u>Consistent:</u> The proposed project design would ensure that the design of parks and recreational facilities minimizes noise impacts to residential neighborhoods.
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.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita.

<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> <ul style="list-style-type: none"> <li>a. 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.</li> <li>b. 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.</li> <li>c. 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, that the commercial uses may change over time, and the associated noise levels and frequency of noise events may change along with the use.</li> <li>d. Within 1,000 feet of the Saugus Speedway, in the event speedway operations are resumed in the future.</li> </ul>	<p><u>Consistent:</u> The proposed project's disclosure documents would make potential buyers and renters aware of the railroad tracks, Metrolink Station, Bus Transfer Station and commercial uses.</p>
<b>Commercial and Industrial Noise</b>	
<p><b>Goal N 4:</b> Protection of sensitive uses from commercial and industrial noise generators.</p>	<p><u>Consistent:</u> The proposed project would not include industrial noise generators. Commercial noise generation would be similar to other retail commercial and office uses in the Santa Clarita Valley and would not result in significant impacts to sensitive uses.</p>
<p>Policy N 4.1.1: Implement and enforce the appropriate noise ordinance adopted by the City and the County to control noise from commercial and industrial sources that may adversely impact adjacent residential neighborhoods and other sensitive uses.</p>	<p><u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. That said, the proposed project would not include industrial noise generators. Commercial noise generation would be similar to other retail commercial and office uses in the Santa Clarita Valley and would not result in significant impacts to sensitive uses.</p>
<p>Policy N 4.1.2: Require appropriate noise buffering between commercial/industrial uses and residential neighborhoods and other sensitive uses.</p>	<p><u>Consistent:</u> The project would utilize noise attenuation features, such as double-paned windows, to mitigate noise impacts from nearby commercial uses. Additionally, commercial noise generation would be similar to other retail commercial and office uses in the Santa Clarita Valley and would not result in significant impacts to sensitive uses.</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><u>Consistent:</u> The project would utilize noise attenuation features, such as double-paned windows, to mitigate noise impacts from nearby commercial uses. Additionally, commercial noise generation would be similar to other retail commercial and office uses in the Santa Clarita Valley and would not result in significant impacts to sensitive uses.</p>