

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
NOISE ELEMENT	
Goal 1: To protect the health and welfare of the residents of the City of Santa Clarita and the planning area by the elimination, mitigation and prevention of significant existing and future noise levels.	<u>Consistent:</u> Section 4.5, Noise, of the project EIR addresses potential noise impacts and includes recommended mitigation measures to reduce the impacts.
Policy 1.1: Continue to implement a Noise Ordinance for the City of Santa Clarita compatible with state and federal standards, which establishes noise impact thresholds for noise abatement and attenuation in order to reduce potential health hazards associated with high noise levels.	<u>Consistent:</u> The proposed project would comply with the City's Noise Ordinance (including permitted hours of construction) during project construction and operation.
Policy 1.2: Include noise impact consideration in land use planning decisions	<u>Consistent:</u> Section 4.5, Noise, of the project EIR addresses potential noise impacts and includes recommended mitigation measures to reduce the impacts.
Policy 1.3: Control noise sources adjacent to residential, recreational, and community facilities, and those land uses classified as noise sensitive land uses.	<u>Consistent:</u> Section 4.5, Noise, of the project EIR addresses potential noise impacts and includes recommended mitigation measures to reduce the impacts.
Policy 1.4: 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. This Policy is not applicable to the proposed project.
Policy 1.5: Provide development review comments on projects proposed by other agencies, such as Los Angeles County and the school districts, that have potential noise impacts.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To prevent and mitigate adverse impacts of traffic generated noise on the residents of the City and the planning area.	<u>Consistent:</u> The proposed project has been designed to minimize noise impacts from roadways on sensitive receptors.
Policy 2.1: Implement standards and programs designed to reduce noise impacts from transportation noise sources within the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.2: Encourage existing and future noise sensitive land uses to construct sound barriers to protect against significant noise levels, where appropriate and feasible. Noise absorbing barriers are encouraged.	<u>Consistent:</u> Section 4.5, Noise, of the project EIR addresses potential noise impacts and includes recommended mitigation measures to reduce the impacts.
Policy 2.3: Where appropriate, work with Caltrans so 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. Noise absorbing barriers are encouraged.	<u>Consistent:</u> Proposed residential uses within the project site are separated from SR-14 by the Santa Clara River and, given the distance between these areas and SR-14; noise absorbing barriers would not be required.
Policy 2.4: 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 would be arranged in a hierarchy, organized by function, to facilitate access within and around the project site.
Policy 2.5: Encourage employers to develop vanpool and other demand management programs to reduce trip-generated noise in the planning area.	<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 would reduce vehicle trips and subsequently resulting noise levels.

Policy 2.6: Work with local transit agencies to improve and expand current public transit services and routes to reduce trip-generated noise.	<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 would reduce vehicle trips and subsequently resulting noise levels.
Policy 2.7: 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. This Policy is not applicable to the proposed project.
Policy 2.8: Design parks, recreational facilities, and schools to minimize noise impacts to residential uses.	<u>Consistent:</u> Proposed parks and recreation facilities have been located in areas of the project site that minimize noise impacts to residential uses.
Goal 3: To prevent and mitigate significant noise levels in residential neighborhoods.	<u>Consistent:</u> Section 4.5, Noise, of the project's EIR identifies noise mitigation measures that would reduce noise impacts to residential neighborhoods.
Policy 3.1: Require that developers of new single-family and multi-family residential neighborhoods in areas where the ambient noise level exceeds 55 dB(A) (night) and 65 dB(A) (day) provide mitigation measures for the new residences to reduce the interior noise levels.	<u>Consistent:</u> Section 4.5, Noise, of the project's EIR identifies noise mitigation measures that would reduce noise impacts to residential neighborhoods.
Policy 3.2: Ensure that special noise sources, such as construction activities, leaf blowers, motorized lawn mowers, garbage collection, truck deliveries, and other activities, which produce significant discernible noise do not create undue disturbances in residential neighborhoods.	<u>Consistent:</u> Section 4.5, Noise, of the project's EIR addresses potential noise impacts and recommends mitigation measures to reduce the impacts.
Policy 3.3: Require that those responsible for construction activities develop techniques to mitigate or minimize the noise impacts on residences, and adopt standards which regulate noise from construction noise activities which may 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 3.4: Require that developers of schools, child care centers, senior housing and other noise sensitive uses in areas where the ambient noise level exceeds 65 dB(A) (day) provide mitigation measures for these uses to reduce interior noise levels.	<u>Consistent:</u> Section 4.5, Noise, of the project's EIR identifies noise mitigation measures that would reduce noise impacts to sensitive residential uses.
Goal 4: To prevent, mitigate, and minimize noise spillover from commercial/industrial uses into adjacent residential neighborhoods.	<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 create significant impacts on residential uses.
Policy 4.1: Develop, adopt, and enforce a standard for all commercial uses of 70 dB(A) (night) and 80 dB(A) (day) which cause adverse levels of significant discernible noise on adjacent residential neighborhoods.	<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 create significant impacts on residential uses.
Policy 4.2: Require appropriate noise buffering between commercial/industrial and residential land uses.	<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 create significant impacts on residential uses.

Policy 4.3: Establish standards for the control of noise from commercial and entertainment establishments when adjacent to residential land uses.	<u>Consistent:</u> The proposed project's commercial and entertainment establishments would adhere to the City's Noise Ordinance. Additionally, residential uses within the proposed project have been located away from these types of uses.
Air Quality Element	
Goal 1: To minimize conflicts between City and other governmental agency air quality policies, plans, and programs.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 1.1: Coordinate the planning and implementation of land use, transportation, housing, energy, and other elements of the General Plan with the Air Quality Element.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.2: Coordinate with the local, regional, state, and national agencies in efforts to plan and implement clean air objectives for the South Coast Air Basin.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To reduce emissions resulting from work and non-work vehicle trips by private and local government employees.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would include a Metrolink Station and Bus Transfer Station, which would reduce vehicle trips in the project area.
Policy 2.1: Promote vehicle trip reduction and other transportation demand management (TDM) programs.	<u>Consistent:</u> The proposed project would include a Metrolink Station and Bus Transfer Station, which would reduce vehicle trips in the project area. Additional TDM programs (such as carpool and vanpool programs) would be utilized by the proposed project. Finally, residential units would be located within walking distance of services and jobs, which would further reduce vehicle trips.
Policy 2.2: Encourage car pools and company vanpools.	<u>Consistent:</u> The proposed project would include a Metrolink Station and Bus Transfer Station, which would reduce vehicle trips in the project area. Additional TDM programs (such as carpool and vanpool programs) would be utilized by the proposed project.
Policy 2.3: Develop in the City and promote in the planning area alternative transportation systems including, but not limited to, comprehensive bus service, bicycle and pedestrian trails, and associated support facilities.	<u>Consistent:</u> The proposed project would incorporate a Metrolink Station, Bus Transfer Station, and multi-use trails (bicycle, equestrian and pedestrian) throughout the project site to promote alternative transportation systems.
Policy 2.4: Promote programs that reduce vehicle emissions, including walking, bicycling, ridesharing, transit subsidies, staggered work schedules, public transit enhancement, telecommuting, tele-education, and park-and-ride facilities.	<u>Consistent:</u> The proposed project would include a Metrolink Station and Bus Transfer Station, which would reduce vehicle trips in the project area. Additional TDM programs (such as carpool and vanpool programs) would be utilized by the proposed project. Finally, residential units would be located within walking distance of services and jobs, which would further reduce vehicle trips.
Policy 2.5: Encourage programs that minimize local traffic congestion at large special events. Programs could include pre-purchase of parking tickets, staggering hours of arrival, off-site parking with shuttles.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.6: Encourage improvements consistent with the Congestion Management Plan (CMP).	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.7: Encourage the use of communication technology as an alternative to vehicle trips.	<u>Consistent:</u> The proposed project would offer the latest communication technology to future residents to encourage telecommuting and thereby reduce vehicle trips.

Goal 3: To reduce emissions from peak-period truck travel and number and severity of truck-involved accidents.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 3.1: Promote a more efficient use of the road system by encouraging the diversion of commercial truck traffic, whenever feasible, to off-peak period.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.2: Encourage off-peak hour truck deliveries to local commercial centers.	<u>Consistent:</u> The proposed project would encourage off-peak truck hour deliveries to its commercial uses.
Policy 3.3: Reduce commercial truck access through residential neighborhoods.	<u>Consistent:</u> Excluding delivery service, commercial truck traffic would be prohibited in residential areas of the proposed project.
Policy 3.4: Require on-street haul routes for earth movement to identify appropriate, safe travel routes to minimize impacts to other vehicular traffic, pedestrians, and sensitive land uses.	<u>Consistent:</u> The proposed project's off-site haul route would utilize major roadways during daytime off-peak hours to minimize impacts to traffic, pedestrians, and sensitive land uses.
Policy 3.5: Collect fees for oversize vehicles and encroachment permits to use toward promoting reductions in truck emissions and safe trucking practices.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.6: Provide street signage to direct commercial trucks to use appropriate intra-City routes.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 4: To reduce transportation source emissions by promoting efficient and creative parking plans which reduce vehicle emissions.	<u>Consistent:</u> The proposed project would promote a "park once" strategy in PA-2, through the use of a shared parking program. A shared parking program would be utilized for PA-1 and PA-2.
Policy 4.1: Promote local solutions to parking management, including such actions as parking facility design which reduces vehicle idling or programs which discourage the use of single-occupant vehicles in congested areas.	<u>Consistent:</u> The proposed project would minimize surface parking areas, which tend to increase vehicle idling. The proposed project also would include a Metrolink Station and Bus Transfer Station, which, along with carpool and vanpool programs, would reduce the number of single-occupant vehicles.
Policy 4.2: Encourage parking areas that provide appropriate technology (such as electric vehicle charging stations) and parking preferences for alternative fuel/low emission vehicles.	<u>Consistent:</u> The proposed project would include electric vehicle charging stations within its parking structures.
Policy 4.3: Encourage commercial and industrial uses to provide employee carpool and vanpool parking areas.	<u>Consistent:</u> The proposed project's TDM program would include employee carpool and vanpool parking areas.
Goal 5: To reduce vehicle emissions through traffic flow improvements.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 5.1: Develop and implement traffic flow improvements in order to reduce congestion, conserve energy, and improve air quality.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.2: Promote synchronization of traffic lights to reduce emissions from delays.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, mitigation measures required by Section 4.3 (Traffic/Access) of the project EIR would result in the completion of various traffic improvements including road widening, signal synchronizing, and restriping.
Policy 5.3: Maintain adequate levels of service on roadways and at intersection to reduce emissions from delays.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.4: Provide Class One bike trails to increase capacity of on-street travel lanes.	<u>Consistent:</u> In addition to Class I Trails along the Santa Clara River, the proposed project would provide a Class I Trail on the Vista Canyon Road Bridge.

Goal 6: To reduce vehicle emissions through promotion of appropriate building and site design criteria.	<u>Consistent:</u> The proposed project is a transit-oriented development, which locates higher density residential housing, jobs, and services in close proximity to a Metrolink Station and Bus Transfer Station. The proposed project would include an extensive trail/mobility system, which would encourage walking and biking to/from commercial areas.
Policy 6.1: Encourage new development, through the project review process, to incorporate appropriate building and site design criteria to minimize vehicular emissions, such as those resulting from on-site circulation patterns.	<u>Consistent:</u> The proposed project is a transit-oriented development, which locates higher density residential housing, jobs, and services in close proximity to a Metrolink Station and Bus Transfer Station. The proposed project would include an extensive trail/mobility system, which would encourage walking and biking to/from commercial areas.
Policy 6.2: Provide on-site employee passive recreation areas (such as bike parking, locker rooms, outdoor seating and lunch areas) in new commercial and industrial uses to reduce vehicle trips.	<u>Consistent:</u> On-site employee passive recreation areas would be incorporated into the commercial areas of the proposed project. Outdoor seating, lunch areas, and bike parking would be provided in the passive recreation areas.
Policy 6.3: Provide carpool and vanpool parking areas in commercial and industrial developments to reduce single-occupancy trips.	<u>Consistent:</u> The proposed project's TDM program would include employee carpool and vanpool parking areas.
Policy 6.4: Encourage appropriate lot orientation and building design that provide for passive and/or natural heating and cooling opportunities that reduce dependency on air polluting energy sources.	<u>Consistent:</u> The proposed project is designed in a grid system and buildings would be oriented to provide for passive heating and cooling opportunities. Additionally, the project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings in the project. The project applicant has also committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent) into the project.
Policy 6.5: Promote building and landscaping design that incorporates the use of solar energy, particularly the use of solar water heating for structures and swimming pools.	<u>Consistent:</u> The project applicant has committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent) into the project. The applicant has also committed to solar water heating for the pools located within the proposed project.
Policy 6.6: Encourage pedestrian oriented design and mixed-use development to reduce vehicle trips.	<u>Consistent:</u> The proposed project is a transit-oriented development, which locates higher density residential housing, jobs, and services in close proximity to a Metrolink Station and Bus Transfer Station. The proposed project would include an extensive trail/mobility system, which would encourage walking and biking to/from commercial areas.
Goal 7: To reduce reactive organic gas (ROG) and particulate emissions from building materials and methods.	<u>Consistent:</u> Evaporative emissions from paints, solvents, roofing materials, etc., are typically generated by architectural coatings and building materials. Surface-coating materials in the South Coast Air Basin are required to meet all current SCAQMD rules for construction materials and architectural coatings. The project would adhere to these requirements.

Policy 7.1: Encourage the use of low-polluting building and construction methods and materials.	<u>Consistent:</u> Evaporative emissions from paints, solvents, roofing materials, etc., are typically generated by architectural coatings and building materials. Surface-coating materials in the South Coast Air Basin are required to meet all current SCAQMD rules for construction materials and architectural coatings. The project would adhere to these requirements.
Policy 7.2: Encourage building designs, materials and equipment that reduce the potential for indoor air pollution	<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 this Policy per City requirements. .
Goal 8: To reduce emissions from energy consumption in residential, commercial, and governmental facilities.	<u>Consistent:</u> The project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings in the proposed project. The project applicant has also committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent) into the project.
Policy 8.1: Encourage retrofitting programs to incorporate energy conservation in existing buildings.	<u>Not Applicable:</u> The project site is vacant, with the exception of a single family home on the westerly portion of the project site. This building would be demolished as part of project implementation.
Policy 8.2: Encourage the use of alternative energy sources.	<u>Consistent:</u> The project applicant has committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent) into the project. The applicant has also committed to solar water heating for the pools located within the proposed project.
Policy 8.3: Promote the use of landscaping, especially trees, to reduce heat buildup, save energy, and help cleanse the air.	<u>Consistent:</u> The proposed project would include the planting of approximately 2,000 trees, which would provide shade for buildings, sidewalks, trails and parking areas.
Policy 8.4: Encourage proper solar orientation and design for new lots and buildings to reduce energy consumption.	<u>Consistent:</u> The project applicant has also committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent solar technology) into the project. The applicant has also committed to solar water heating for the pools located within the proposed project.
Policy 8.5: Establish Green Building Guidelines and incentives to promote the construction of Green Buildings.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings in the proposed project. The project applicant has also committed to incorporate 80,000 square feet of solar photovoltaic panels (or equivalent) into the project.
Policy 8.6: Encourage the use of appropriate, well-directed lighting to minimize light spillover and conserve energy.	<u>Consistent:</u> The proposed project would utilize appropriate, directed lighting to minimize light spillover and conserve energy.
Goal 9: To increase public awareness regarding regional and local air quality issues.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 9.1: Promote programs, which educate the public regarding regional and local air quality issues.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 9.2: Provide information for the public about air quality issues including publishing brochures, holding public workshops and producing public service announcements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 10: To reduce vehicle emissions by creating an urban form that efficiently utilizes urban infrastructure and services.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, which locates higher density residential housing, jobs and services in close proximity to each other as well as the Metrolink Station and Bus Transfer Station. The proposed project would include an extensive trail/mobility system, which would encourage walking and biking to/from commercial areas
Policy 10.1: Contribute to the reduction of vehicle miles traveled by achieving a more reasonable job/housing balance.	<u>Consistent:</u> The proposed project would create 2,000 – 4,000 jobs, resulting in up to a 4:1 jobs/housing ratio for the project.
Policy 10.2: Develop and encourage efficient transportation systems and land use patterns which minimize total trips and vehicle miles traveled.	<u>Consistent:</u> The proposed project incorporates live/work residential units, a Metrolink Station, Bus Transfer Station, and an extensive pedestrian mobility system (bicycle, equestrian, and pedestrian) throughout the project site to reduce vehicle trips.
Policy 10.3: Locate child and adult day care centers near transit and work sites to minimize the number of vehicle trips.	<u>Consistent:</u> Day care facilities would be permitted uses in commercial areas near the Metrolink Station.
Policy 10.4: Encourage land use patterns that integrate neighborhood commercial centers with surrounding residential uses.	<u>Consistent:</u> The proposed project would be a mixed-use, transit oriented development. The proposed project design promotes walkability, locating service and transit uses within walking distance of all residential uses on site.
Policy 10.5: Encourage opportunities for neo-traditional neighborhoods and mixed-use developments with the aim of reducing vehicle trips and vehicle miles traveled.	<u>Consistent:</u> The proposed project would be a mixed-use, transit oriented development. The project would include a Metrolink Station, Bus Transfer Station, and an extensive pedestrian mobility system. The proposed project design promotes walkability, locating service and transit uses within walking distance of all residential uses on site.
Policy 10.6: Encourage the identification and development of transit-villages in the Santa Clarita Valley around rail and fixed route transit hubs.	<u>Consistent:</u> The proposed project would assist with the implementation of this Policy. The proposed project would be a mixed-use, transit oriented development. The project would include a Metrolink Station, Bus Transfer Station, and an extensive pedestrian mobility system. The proposed project design promotes walkability, locating service and transit uses within walking distance of all residential uses on site.
Policy 10.7: Encourage transit-friendly and pedestrian-friendly improvements and design in commercial, industrial and residential development to provide convenient alternatives to single-occupancy vehicle travel.	<u>Consistent:</u> As indicated above, the proposed project is a mixed-use, transit-oriented development, which would include a Metrolink Station and Bus Transfer Station along with an extensive pedestrian mobility system consisting of trail, sidewalks, and pathways. The above listed components would provide convenient alternatives to single-occupancy vehicle traffic.
Goal 11: To reduce vehicle emissions by promoting the use of cleaner alternative fuels for vehicles.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would incorporate electric charging stations into parking structures within the project.

Policy 11.1: Promote the use of alternative clean fuels for City vehicles, to the extent feasible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.2: Support incentives for the use of clean alternative fuel vehicles.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.3: Encourage parking for the alternative fuel vehicles in commercial and industrial developments.	<u>Consistent:</u> The proposed project would incorporate electric charging stations into parking structures within the project.
Policy 11.4: Encourage the development of infrastructure to accommodate alternative fuels.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would incorporate electric charging stations into parking structures within the project.
Goal 12: To reduce mobile source emissions by promoting a shift from single-occupancy to higher occupancy vehicles.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, as indicated above, the proposed project would include a Metrolink Station, Bus Transfer Station, mix of land uses, an extensive pedestrian mobility system, and vanpools and carpools in commercial areas.
Policy 12.1: Encourage the development of local public transit and availability, improved bus service (time schedule, performance, and connections), and actions designed to make the system user friendly.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project includes a Metrolink Station and Bus Transfer Station, which would increase the availability of public transit in the eastern Santa Clarita Valley.
Policy 12.2: Encourage the establishment of local and regional multi-modal transportation facilities.	<u>Consistent:</u> The proposed project includes a regional multi-modal transportation facility (Metrolink Station and Bus Transfer Station). A mix of land uses would be developed adjacent to this multi-modal transportation facility.
Policy 12.3: Encourage the development of inter-City transportation systems other than buses. Such systems may include light rail, monorail, and people movers.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 13: To reduce particulate (dust) emissions.	<u>Consistent:</u> The proposed project includes mitigation measures consistent with SCAQMD requirements to reduce particulate (dust) emissions.
Policy 13.1: Implement measures to reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction sites.	<u>Consistent:</u> The proposed project would adhere to all SCAQMD Rule 402 – Nuisance and Rule 403 – Fugitive Dust requirements.
Policy 13.2: Discourage inappropriate land uses that produce excessive levels of particulate dust within the City. Oppose such inappropriate land uses throughout the Santa Clarita Valley planning area.	<u>Consistent:</u> The proposed project would not produce excessive levels of particulate dust or expose sensitive receptors to toxic air pollutants.
Policy 13.3: Perform regular street sweeping/vacuuming to remove particulates from streets.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 13.4: Protect Santa Clarita Valley residents and other sensitive receptors from exposure to toxic air pollutants by identifying sources of toxic contaminants and insuring that users comply with state regulations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as it would not expose toxic contaminants to sensitive receptors.
Policy 13.5: Protect Santa Clarita Valley residents and other sensitive receptors from exposure to unsafe levels of criteria pollutants or precursors, such as reactive organic gases, particulates, oxides of nitrogen, oxides of sulfur, lead, and carbon monoxide, by requiring that developers and owners of proposed new facilities mitigate emissions expected to result from completed projects to levels where they will not have a significant impact on local receptors.	<u>Consistent:</u> The proposed project, when complete, would include residential, commercial, transit and recreational uses consistent with those existing within the Santa Clarita Valley. The project uses, when operational, would not create a significant impact on local receptors.

Policy 13.6: Coordinate with the South Coast Air Quality Management District (SCAQMD) to insure that new occupants of existing commercial and industrial buildings are in compliance with all applicable SCAQMD rules and regulations.	<u>Not Applicable:</u> There are no existing industrial or commercial buildings on the project site; therefore this Policy is not applicable to the proposed project.
Policy 13.7: Oppose the siting of landfills in the vicinity of the City of Santa Clarita unless the landfill development can be demonstrated not to affect air quality adversely.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Safety Element	
Goal 1: Minimize risks to life and property associated with fault rupture and seismically-induced groundshaking.	<u>Consistent:</u> Section 4.1, Geotechnical Hazards, of the project EIR includes mitigation measures that would minimize risks to life and property associated with fault rupture (none located on the project site) and seismically induced groundshaking.
Policy 1.1: Work with the California Division of Mines and Geology to review development proposals located within or adjacent to the Alquist-Priolo Special Studies zone, along with the San Gabriel Fault, and other potential active faults.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project as there are no Alquist-Priolo Special Study Zones on the project site.
Policy 1.2: Require all structures to meet or exceed state required design standards pertaining to earthquake resistance.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project's buildings would comply with all City of Santa Clarita building standards, including those related to earthquake safety.
Policy 1.3: Provide setbacks, as determined to be necessary, for any proposed development located on or near an active or potentially active fault. Appropriate setback distances will be determined through an appropriate geologic investigation.	<u>Not Applicable:</u> There are no active or potentially active faults on the project site. Therefore, this Policy is not applicable to the proposed project.
Policy 1.4: Review the use of seismic design criteria and standards for linear system facilities, including transmission lines, water and sewage systems, and highways to ensure that they are adequate in protecting the public. Actual weaknesses or limitations within the system should also be determined and mitigated where feasible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.5: As necessary to avoid geologic hazards, require project modifications, including but not limited to hazard mitigation, project redesign, elimination of building sites and the delineation of building envelopes, building setbacks and foundation requirements.	<u>Consistent:</u> Section 4.1, Geotechnical Hazards, of the project EIR concludes that potential geologic hazards on the site can be mitigated to a less than significant level.
Policy 1.6: Pursue funding to work with the California Division of Mines and Geology to complete the study of the Alquist-Priolo Earthquake Fault Special Study Zone in the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: Minimize risks to life and property associated with geologic hazards, including, but not limited to, landsliding, liquefaction, debris flow, mudslides, rockfalls, and expansive soils.	<u>Consistent:</u> The project EIR (Section 4.1, Geotechnical Hazards) addresses potential geotechnical impacts and provides mitigation measures to reduce those impacts to a less than significant level.
Policy 2.1: Continue to require that all construction be in accordance with the most current version of the Uniform Building Code and California Building Code.	<u>Consistent:</u> The proposed project would adhere to the applicable Uniform Building Code.
Policy 2.2: Continue to require site-specific geotechnical studies for new development proposals in zones of required investigation as defined in the Seismic Hazards Mapping Act and elsewhere as appropriate.	<u>Consistent:</u> A detailed geotechnical report has been prepared for the proposed project.

Policy 2.3: Enforce and update, as necessary, the Ridgeline Preservation and Hillside Development Ordinance and standards, and encourage the use of cluster and planned unit developments for projects in or near geologically hazardous areas.	<u>Consistent:</u> The project site is generally flat and contains no identified ridgelines. Therefore, the project is not subject to the City's Ridgeline Preservation and Hillside Development Ordinance.
Policy 2.4: Continue to assist developers in obtaining necessary technical and policy information regarding seismic hazards and maintain a list of qualified geotechnical consultants.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.5: Evaluate and review the potential for inundation from dam or levee failure from Castaic and Bouquet Reservoirs in the event of a major earthquake.	<u>Consistent:</u> Based on the location of the proposed project, there is no potential for inundation of the site from Castaic or Bouquet Reservoirs in the event of a major earthquake.
Goal 3: To prepare the Santa Clarita planning area to be self sufficient in the event of a major emergency or earthquake.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 3.1: Develop an Earthquake/Emergency Preparedness Plan that includes, but is not limited to, the establishment of a volunteer pool to assist in responding to a maximum credible seismic event, and the provision of food and shelter to those in the Valley (residents and non residents) during the emergency.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.2: Create a public awareness for every Santa Clarita Valley family to have provisions for self-sufficiency for a period of 72 hours available at all times.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.3: Develop a plan in cooperation with hospitals, schools, major businesses, utilities, the Red Cross, churches and other service providers to work together and train in preparation for a coordinated response during a major event.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.4: Work with the school districts to develop emergency evacuation plans when such schools are in a dam inundation area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.5: Work with special use facilities, especially those containing non-drivers, such as hospitals, convalescent homes, retirement homes, schools and preschools, and other facilities to develop emergency evacuation plans when such facilities are in a dam inundation area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 4: To coordinate the City of Santa Clarita Emergency Preparedness efforts with other agencies outside the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.1: Coordinate inter-County training and emergency preparedness activities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 5: To minimize potential damage and hazards resulting from fire.	<u>Consistent:</u> The proposed project would minimize potential damage and hazards resulting from fire by complying with all City of Santa Clarita and Los Angeles County Fire Department regulations, as outlined in the mitigation measures provided in Section 4.13, Fire Services, of the project EIR.
Policy 5.1: Continue to implement an ordinance prohibiting non-treated wood shake and wood shingle roofs in all new construction and any replacement roofing.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.2: All new development must be served by a water system that meets the fire flow requirements established by the Fire Department.	<u>Consistent:</u> The proposed project would meet all Los Angeles County Fire Department regulations, including fire flow requirements

Policy 5.3: Require all public and private roadways to be constructed according to the minimum standards provided for in this General Plan to ensure that vehicular access for emergency vehicles can be maintained.	<u>Consistent:</u> The proposed project's streets would comply with City of Santa Clarita and Los Angeles County Fire Department requirements.
Policy 5.4: Promote adequate fire protection service to ensure the maximum safety feasible throughout the Valley and work to maintain a less than 6-minute response time in the urbanized portions of the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.5: Provide fire-resistant landscaped buffer zones between high risk fire hazard areas and urban development, and restrict access from development into the wilderness areas during periods of high fire risk.	<u>Consistent:</u> The proposed project would include a Fuel Modification Plan consistent with Los Angeles County Fire Department requirements.
Policy 5.6: All new development proposals near the designated wildfire hazard zones should identify evacuation/emergency routes.	<u>Consistent:</u> The proposed project would have four points of access: Lost Canyon Road (westerly), Jakes Way, Vista Canyon Road, and Lost Canyon Road (easterly).
Policy 5.7: Development in or adjacent to wilderness/chaparral areas should have a fuel modification zone to minimize the risk of wildfire as appropriate. Fuel modification areas should be encouraged in the forest areas when adjacent to residential development.	<u>Consistent:</u> The proposed project would include a fuel modification plan consistent with Los Angeles County Fire Department requirements.
Policy 5.8: Encourage dual access, particularly in mountainous and high fire risk areas.	<u>Consistent:</u> The proposed project would have four points of access: Lost Canyon Road (westerly), Jakes Way, Vista Canyon Road, and Lost Canyon Road (easterly).
Policy 5.9: Promote the development of a coordinated regional fuel modification plan to minimize fire risks by conducting controlled burns in a manner consistent with preserving local wildlife.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.10: Evaluate the need for fire-resistant landscape buffer zone for existing developments located in high risk fire hazard areas.	<u>Consistent:</u> The proposed project would include a fuel modification plan consistent with Los Angeles County Fire Department requirements.
Policy 5.11: Prohibit new treated wood shakes and implement an ordinance requiring Class A roofs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 6: To minimize levels of risk to people and property from hazardous waste.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 6.1: Work with the Fire Department and other responsible agencies in identifying those activities that store, transport, or manufacture hazardous materials or wastes within the planning area.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would not store, transport, or manufacture hazardous materials.
Policy 6.2: Promote safe transport of hazardous materials along key transportation routes by establishing designated transportation routes along key arterials.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.3: Establish a program for reviewing procedures and closure or abatement plans for existing and future petroleum fields and hazardous waste facilities located throughout the Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.4: Restrict and prohibit land uses and activities that generate excess amounts of hazardous materials or wastes that cannot be properly maintained or disposed.	<u>Consistent:</u> The proposed project would not include land uses/activities that would generate excessive amounts of hazardous materials or wastes that cannot be properly maintained or disposed.
Policy 6.5: Monitor the safety issues related to the electromagnetic effects of high tension lines.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Open Space and Conservation Element	
Goal 1: To preserve the special natural features which define the Santa Clarita planning area and give it its distinct form and identity.	<u>Consistent:</u> The proposed project would be consistent with this Goal as the project would preserve and enhance the segment of the Santa Clara River corridor located on the site.
Policy 1.1: Utilize major environmental features (significant landforms, significant ridgelines, significant vegetation, ecologically significant areas, other natural resources) as open space within the planning area.	<u>Consistent:</u> The proposed project would include the preservation and enhancement of the segment of the Santa Clara River corridor located on the project site.
Policy 1.2: Encourage the enhancement of the Castaic Lake Recreation area as a major attractive open space and outdoor recreation opportunity.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.3: Incorporate standards for clustered development in the Municipal Zoning Code to minimize the disruption of natural resources and/or major physiographic features.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project. However, as indicated above, the proposed project would retain and enhance the segment of the Santa Clara River corridor located on the site. Additionally, the proposed project's Oak Park would include several heritage oak trees that would be preserved and incorporated into the Park.
Policy 1.4: Establish standards for interfacing with and transitioning between forest service lands and the urbanized fringe, including specifications for compatible uses, minimum parcel sizes, and fire constraints.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.5: Investigate, develop and prepare a long-term plan to consolidate and acquire open space using one or more of the following options to maintain viable natural ecosystems in conjunction with the orderly development of the planning area: open space easements; dedication of development rights; joint powers authority; open space district, City ownership and management by the Parks and Recreation Department; Homeowners Associations; and/or Landscape Maintenance Districts.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would include the dedication of the segment of the Santa Clara River corridor located on the project site and Oak Park to the City of Santa Clarita.
Policy 1.6: Link buffer areas, wherever possible, to provide for contiguous areas of open space.	<u>Consistent:</u> The proposed project includes extensions of the Santa Clara River Regional Trail and the Oak Park Trail to allow both active and passive recreation.
Policy 1.7: Consider the adoption of an ordinance requiring the revegetation of graded areas with native, and/or indigenous drought-resistant plant species while ensuring that such programs are consistent with fire prevention efforts.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would comply with City grading requirements.
Policy 1.8: Identify and prioritize open space lands which should be held in the public trust and seek acquisition and the means to gain control of such land, including Santa Clarita Woodlands State Park.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, it should be noted that 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 1.9: Establish the Santa Clara River and its tributaries, when appropriate, as a major centralized open space corridor linking a variety of public recreation and open space uses.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would enhance and dedicate the segment of the Santa Clara River corridor located on the project site to the City of Santa Clarita.

Policy 1.10: Establish and implement landform grading standards which minimize the impact of grading operations and foster replication of naturally recurring landforms.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would comply with City grading requirements.
Policy 1.11: Encourage the expansion of the paseo systems and the building of paseos or linkages between parks and streets.	<u>Consistent:</u> The proposed project includes an extensive mobility system, consisting of over 4 miles of trails, various walkways, pathways and sidewalks, which would promote walking and bicycling throughout the project site. The trail system would allow for equestrian use, as well.
Policy 1.12: Require, where practical, the incorporation of unique or significant natural features into new development, new roadways, and new trails through the Municipal Zoning Code.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Over 4 miles of trails would be constructed throughout the project, including significant extensions of the Santa Clara River trail. Finally, several heritage sized oak trees would be preserved and incorporated into the Oak Park.
Policy 1.13: Strongly oppose inappropriate development on National Forest lands.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project site is not located on National Forest lands.
Policy 1.14: Encourage the preservation of the National Forest and open spaces surrounding the City through regular meetings with Los Angeles County Regional Planning Department, alliances with other cities and environmental groups and utilizing our congressional and state legislative delegations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To preserve designated natural ridgelines in the planning area to maintain the aesthetic character of the Santa Clarita Valley.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project as the project site does not include any designated ridgelines.
Policy 2.1: Adopt a Ridgeline Preservation Ordinance that identifies prominent primary and secondary ridgelines, which shall be preserved as open space and which should not be modified, incorporating sensitive slope and grading regulations to interface with such primary and secondary ridgelines, including identification and standards for other significant physiographic features.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as there are no primary or secondary ridgelines located on the project site.
Policy 2.2: Establish and require a slope rating system (steep, moderate, low) to identify development suitability and to establish guidelines for grading and development practices.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project site is generally flat, and therefore, not subject to the City's Hillside Development Ordinance.
Policy 2.3: Identify and incorporate the dominant and special scenic topographic features, landmarks, and other physical characteristics in each community as a component for developing a community image.	<u>Consistent:</u> The dominant topographic feature associated with the project site is the Santa Clara River and it is proposed for enhancement and preservation by the proposed project.
Policy 2.4: Protect and provide for scenic vista points, where consistent with other policies of this plan, for protection of ridgelines and sensitive development techniques.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project site does not include any designated ridgelines.
Policy 2.5: Consider the use of building height restrictions to lessen the impact of development of ridgeline lots.	<u>Not Applicable:</u> There are no designated ridgelines located on the project site.

Goal 3: To protect significant ecological resources and ecosystems, including, but not limited to, sensitive flora and fauna habitat areas.	<u>Consistent:</u> The project EIR includes mitigation measures in Section 4.6, Biological Resources, that would minimize or mitigate biological impacts of the project and would result in the protection and enhancement of the Santa Clara River SEA on the project site.
Policy 3.1: Incorporate standards for a Significant Ecological Areas (SEA) Overlay zone in the Municipal Zoning Code.	<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 development on or adjacent to an SEA.
Policy 3.2: Encourage the preservation of oak woodlands, oak savannahs and individually significant oak trees through enforcement and revisions to the Oak Tree Ordinance.	<u>Consistent:</u> The proposed project would retain a majority of the oak trees located on the project site, incorporating them into the project.
Policy 3.3: Identify and protect areas of significant ecological value, including, but not limited to, significant ecological habitats such as the wildlife corridor between the Santa Susana Mountains and the San Gabriel Mountains and preserve and enhance existing Significant Ecological Areas (SEAs).	<u>Consistent:</u> The project EIR includes mitigation measures in Section 4.6, Biological Resources, that would minimize or mitigate biological impacts of the project and would result in the protection and enhancement of the Santa Clara River SEA on the project site.
Policy 3.4: Consolidate open space areas that represent regionally significant wildlife corridors to promote continued wildlife productivity and diversity on a regional scale and restrict development and intensive human activity in areas which sustain rare or endangered species, such as migratory bird species, fish, and rare plant species.	<u>Consistent:</u> The proposed project would retain and enhance the segment of Santa Clara River corridor located on the project site, allowing for continued wildlife movement.
Policy 3.5: Promote only compatible and, where appropriate, passive recreational uses in areas designated as Significant Ecological Areas (SEA) consistent with the particular needs and characteristics of each SEA, as determined by field investigation.	<u>Consistent:</u> The proposed project site, including the portion of the Santa Clara River crossing the project site, has been disturbed by illegal dumping, off-road vehicle use, and utility construction and maintenance. The proposed project would enhance this portion of the Santa Clara River and would result in a significant reduction in illegal dumping and off-road vehicle use in this portion of the River through fencing, habitat restoration, and project design.
Policy 3.6: Promote programs such as those associated with the Placerita Canyon Nature Center to develop an understanding and sensitivity of our biological environment.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.7: Preserve to the extent feasible natural riparian habitat and ensure that adequate setback is provided between riparian habitat and surrounding urbanization.	<u>Consistent:</u> The proposed project would preserve and enhance the portion of the Santa Clara River running through the project site. Adequate setbacks would be provided from developed areas of the proposed project to natural resources.
Policy 3.8: Establish environmental education programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.9: Promote the implementation of the Santa Clara River Study.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Additionally, the project would include the dedication of Oak Park and River Education Center to the City. These project related features would be consistent with the goals of the Santa Clara River Study.
Policy 3.10: Development shall consider to the extent feasible, preservation of wildlife corridors and provide adequate setbacks.	<u>Consistent:</u> The proposed project would preserve and enhance a portion of Santa Clara River corridor and adopt mitigation measures to maintain and protect important River habitat values and functions,

Goal 4: To preserve open space areas for recreational use as a natural buffer to more intensive land uses.	<u>Consistent:</u> The proposed project includes enhancement and preservation of the segment of the Santa Clara River corridor located on the project site. Additional open space and recreation areas proposed by the project include the River Education Center, Oak Park, Town Green, and the Community Garden.
Policy 4.1: To preserve open space areas for recreational use as a natural buffer to more intensive land uses.	<u>Consistent:</u> The proposed project includes enhancement and preservation of the segment of the Santa Clara River corridor located on the project site. Additional open space and recreation areas proposed by the project include the River Education Center, Oak Park, Town Green, and the Community Garden.
Policy 4.2: Facilitate the acquisition of park and open space sites through grants, budget allocations, exactions, and other innovative techniques.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would dedicate the segment of the Santa Clara River corridor located on the project site, Oak Park and River Education Center to the City of Santa Clarita.
Policy 4.3: Provide a diverse mix of recreational use and scenic view areas within open space sites.	<u>Consistent:</u> The proposed project would include a diverse mix of recreational uses and scenic view areas including: Oak Park, Santa Clara River corridor and trails, River Education Center, Community Garden, and Town Green.
Policy 4.4: Encourage the cohesive development of trails and open space as a unified system, contiguous throughout the City and planning area with linkages to County, state, federal, and other parklands and trail systems.	<u>Consistent:</u> The proposed project would provide over 4 miles of trails throughout the project site. Additionally, the proposed project would include an extensive network of bike routes, pathways, and sidewalks, providing a cohesive trail/mobility system linking project neighborhoods with each other and recreational areas.
Policy 4.5: Utilize the Santa Clara River as a focal point for development of an integrated system of bikeways, trails, parks, water features, and open space.	<u>Consistent:</u> The proposed project includes significant extensions of the Santa Clara River Trail.
Policy 4.6: Promote the development of equestrian/bike/pedestrian trails along routes which are viable to the health and safety of horse and rider.	<u>Consistent:</u> The proposed trails system would be accessible to pedestrians, equestrians, and bicyclists.
Policy 4.7: Promote the extension of the County trails system within the planning area in accordance with the Los Angeles County Master Trails Plan and as specifically tailored to the Santa Clarita Valley.	<u>Consistent:</u> The proposed project would include extensions of the Santa Clara River Trail, which traverses both unincorporated Los Angeles County and City of Santa Clarita areas.
Policy 4.8: Identify, encourage and request the transfer of trails development and maintenance responsibilities from County jurisdiction to the City Parks and Recreation Department, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.9: Actively seek opportunities to obtain easements, dedications and acquisitions of land for new trails.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would construct and dedicate certain trails within the project site.
Policy 4.10: Support the acquisition and preservation of the Santa Clarita Woodlands State Park in the Santa Susana Mountains.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.11: Encourage open space linkage opportunities throughout the City and adjacent park and forest areas.	<u>Consistent:</u> The proposed trail system on the project site would link project open spaces to the City's existing regional trail system and other open space areas.

Policy 4.12: Protect adjacent neighborhood areas from noise, visual, and traffic impacts of new active recreational areas through such measures as the use of buffer zones, landscaping and walls as mitigation.	<u>Consistent:</u> The proposed project would be separated from the existing residential neighborhood located to the east by the proposed Oak Park and a trail corridor. These areas would buffer this residential neighborhood from the proposed project. Residential communities to the west and south of the proposed project would be separated by Lost Canyon Road and the railroad tracks.
Policy 4.13: Support prohibition of off-road vehicles in restricted areas within the National Forests and in open space areas and protected parklands within the planning area and within proximity to current and future residential development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would significantly reduce off-road vehicle use in the portion of the Santa Clara River within the project site. Project fencing, habitat restoration, and signage would reduce access to the River.
Policy 4.14: Promote a coordinated public system of hiking, bicycle, pedestrian, and equestrian trails.	<u>Consistent:</u> The proposed project would include an extensive trails/mobility system that would include public trails, bike routes, walkways and sidewalks, which could be utilized by equestrians, pedestrians, and bicyclists
Policy 4.15: Ensure the provision of a multiple use regional trail system which links major recreational facilities and populated areas.	<u>Consistent:</u> The proposed project would include significant extensions of the Santa Clara River Trail. The Santa Clara River Trail is part of the City's backbone trail system, which links major recreational facilities with populated areas.
Policy 4.16: Seek park sites and open space areas having areas of natural scenic beauty which can be conserved and enjoyed by the public, as well as areas having recreational opportunities.	<u>Consistent:</u> The proposed project would include enhancement and preservation of the segment of the Santa Clara River corridor located on the project site. Additionally, the project would include improvement and dedication to the City of the proposed Oak Park. The Oak Park would consist of several heritage sized oak trees and would be part of the City's park system.
Policy 4.17: Promote the establishment of Homeowners Associations and/or Landscape Maintenance Districts within new developments as a means of preserving and maintaining on-site recreation and open space areas.	<u>Consistent:</u> The proposed project would include both a Homeowners Association and Landscaping Maintenance District, which would preserve and maintain various on-site open space areas.
Policy 4.18: Maintain public access to open space areas, where appropriate.	<u>Consistent:</u> The public would have access to trails and a variety of park areas within the proposed project. Vista Square, the Oak Park, Town Green and the River Education Center would all be open to the public
Goal 5: To use the open space designation to ensure the public health and safety and welfare in areas subject to natural hazards.	<u>Consistent:</u> The proposed project would preserve the segment of the Santa Clara River corridor located on the project site as open space.
Policy 5.1: Integrate natural hazard areas, such as floodways, seismic fault zones, and unstable soils, into the open space network.	<u>Consistent:</u> The segment of the Santa Clara River corridor located on the project site would be preserved as open space.

Policy 5.2: Provide adequate flood hazard measures to protect residents, employees, and buildings from flood hazards by restricting development in areas which may be significantly impacted by flooding, within major flood zones or below large dams and reservoirs.	<u>Consistent:</u> The proposed project would adhere to all City, County, and FEMA requirements regarding flood protection. 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 bank stabilization upon completion of the improvements. In making this finding, FEMA has conceptually approved the modification of the floodway boundaries within the project site. Upon completion of improvements, all development on the project site would be located outside of the FEMA floodway/floodplain boundary
Policy 5.3: Prevent public exposure to flood hazards in recognized floodways consistent with Federal Emergency Management Agency (FEMA) requirements.	<u>Consistent:</u> The proposed project would comply with FEMA requirements.
Policy 5.4: Protect public health and safety by designating areas of significant unmitigable environmental hazards for less intensive uses or permanent open space areas.	<u>Consistent:</u> The project site does not contain areas of significant unmitigable environmental hazards.
Policy 5.5: Incorporate the use of flood control measures, which maximize groundwater recharge, and the use of floodways as native habitat.	<u>Consistent:</u> Flood protection improvements for the proposed project would consist of buried bank stabilization, which would maximize groundwater recharge while maintaining and enhancing native habitat areas.
Policy 5.6: Design slope drainage concepts consistent with the identity of community character in the area which: <ul style="list-style-type: none"> Minimize the need for slope irrigation. Provide measures for groundwater recharge, either on site or off site. Minimize the construction and placement of slope drainage structures which are intrusive, out-of-scale, and/or incompatible with the surroundings. 	<u>Consistent:</u> The proposed project is generally flat, which would minimize any large irrigated slope areas. Where necessary, these slopes would be irrigated with recycled water. The proposed project's water quality best management practices (BMPs) would create areas on site that would promote groundwater recharge.
Goal 6: To encourage the management and protection of valuable mineral resources in a manner which will ensure productivity and utility of these resources for present and future uses while minimizing disturbance, as feasible, to dissimilar/incompatible surrounding uses.	<u>Not Applicable:</u> There are no significant mineral resource areas on or adjacent to the project site.
Policy 6.1: Use open space to buffer potentially valuable mineral resource areas from future residential and other sensitive land uses.	<u>Not Applicable:</u> There are no significant mineral resource areas on or adjacent to the project site.
Policy 6.2: Maintain and require buffer areas between mineral extraction operations and adjacent uses as appropriate.	<u>Not Applicable:</u> There are no mineral extraction operations on or adjacent to the project site.
Policy 6.3: Incorporate environmental mitigation measures into project review and review operations on an ongoing basis to assure that any mitigated environmental effects are continually lessened through state-of-the-art technology and other innovations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as mineral extraction is not proposed by the project.
Policy 6.4: Require that mineral extraction operations provide and fund a plan for the use of the extraction site once the resource minerals are exhausted. This plan shall include the removal of structures related to mineral extraction, the removal of any on-site toxic materials, and the restoration of the site to a more natural condition or to a form usable for urban uses, if the latter is a suitable land use.	<u>Not Applicable:</u> There are no mineral extraction operations proposed by the project.

Goal 7: To protect the quality and quantity of local water resources, including the natural productivity of all surface and groundwater, and important watershed and recharge areas.	<u>Consistent:</u> The proposed project would include various water quality measures, such as permeable pavement, vegetated swales, and bio-retention areas, which would promote groundwater recharge.
Policy 7.1: Protect and preserve the supply and quality of water resources in cooperation with federal, state, and regional water resource planning programs and regulations.	<u>Consistent:</u> Water quality and supply are addressed by the project EIR in Section 4.8.1 and 4.8, respectively. The EIR sections conclude that the proposed project would comply with all federal, state, and regional water resource planning programs and regulations.
Policy 7.2: Maintain high water quality standards for all water bodies used for public recreation.	<u>Consistent:</u> The proposed project would comply with all state and local water quality requirements.
Policy 7.3: Maintain the natural productivity of streams, rivers, and other water bodies by supporting regulatory practices which prevent erosion and minimize pollutant content in surface runoff from major development.	<u>Consistent:</u> The proposed project would comply with all state and local water quality requirements.
Policy 7.4: Prohibit the flow of polluting chemicals or sediments into groundwater recharge areas.	<u>Consistent:</u> The proposed project would include water quality BMPs, such as bioretention areas, planter boxes, vegetated swales, combined bioretention swales, filter strips, and permeable pavement, to ensure that project impacts on water quality would be less than significant.
Policy 7.5: Identify and protect groundwater recharge areas and encourage the development of spreading and impoundment areas.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the primary area of groundwater recharge within the project site is the Santa Clara River corridor, which would be preserved as open space by the proposed project.
Policy 7.6: Require storm control systems, where necessary, to conform to the natural drainage patterns of the area.	<u>Consistent:</u> The proposed project's storm drain system would conform to the natural drainage patterns of the area. Drainage from the project site presently flows to the Santa Clara River. Upon development of the proposed project site, drainage from the site would be collected, treated, and discharged to the Santa Clara River.
Policy 7.7: Utilize floodways for the purpose of recreation, scenic relief, groundwater recharge, wildlife protection, and other compatible uses.	<u>Consistent:</u> The proposed project would result in the enhancement and preservation of the segment of the Santa Clara River corridor located on the project site.
Policy 7.8: Protect watersheds that represent significant components of local and regional waterways and/or which contribute to the integrity of surrounding associated habitats.	<u>Consistent:</u> The proposed project would result in the enhancement and preservation of the segment of the Santa Clara River corridor located on the project site.
Policy 7.9: Develop local and regional wastewater recycling.	<u>Consistent:</u> The proposed project would include the construction of a water reclamation plant, which would provide recycled water to the project as well as provide a potential supply of recycled water for existing development outside of the project site.
Policy 7.10: Encourage intergovernmental coordination and cooperation among all agencies involved in the management, conservation and utilization of water resources by jointly developing strategies for a secure water supply.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 7.11: Establish and implement a Citywide water conservation program.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would implement water conservation strategies into the project design, including: recycled water, low flow fixtures, weather based irrigation controllers, and drought tolerant landscaping.
Policy 7.12: Encourage the use of native and drought tolerant plant species for revegetation and landscaping.	<u>Consistent:</u> The proposed project would primarily utilize native and drought tolerant plant species for revegetation and landscaped areas.
Policy 7.13: Protect groundwater quality through the establishment of a sanitary sewer system hook-up program to require the connection of all urban uses/densities.	<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 this system. The proposed project would not include the use of any septic systems.
Policy 7.14: Monitor all industries whose operation or refuse is potentially contaminating to the water supply or whose use of a private well may seriously overdraft the aquifer.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would not include an industry that could potentially contaminate the water supply nor does the project propose a well that may cause overdraft issues.
Policy 7.15: In conjunction with Sanitation Districts and their Boards of Directors, establish through ordinance, or resolution, policies that equitably distribute and regulate the use of reclaimed water.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable the proposed project. However, the proposed project would construct a water reclamation plant that would provide recycled water to the project and nearby existing uses.
Goal 8: To reduce the community's reliance on nonrenewable energy resources through the initiation of energy conservation practices and the utilization of cost-effective renewable energy opportunities and available technologies.	<u>Consistent:</u> The proposed project incorporates energy efficiency measures into the design. The project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings. Additionally, the applicant is committed to using solar heating for all private recreational pools, and "Energy Star" appliances on all major appliances. The proposed project would also incorporate 80,000 square feet of solar photovoltaic (or equivalent) into the project.
Policy 8.1: Promote the conservation of energy in the planning area.	<u>Consistent:</u> The proposed project incorporates energy efficiency measures into the design. The project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings. Additionally, the applicant is committed to using solar heating for all private recreational pools, and "Energy Star" appliances on all major appliances. The proposed project would also incorporate 80,000 square feet of solar photovoltaic (or equivalent) into the project.
Policy 8.2: Promote energy conservation measures and energy-efficient financing to homeowners and builders.	<u>Consistent:</u> As indicated above, the proposed project would incorporate renewable energy and energy efficiency measures into the project design.
Policy 8.3: Encourage the installation of energy conservation measures in existing homes and commercial buildings.	<u>Consistent:</u> As indicated above, the proposed project would incorporate renewable energy and energy efficiency measures into the project design.

Policy 8.4: Consider incentives to builders, developers and architects to voluntarily exceed California Building Code energy efficiency standards (Title 24, part 6).	<u>Consistent:</u> The proposed project incorporates energy efficiency measures into the design. The project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings. Additionally, the applicant is committed to using solar heating for all private recreational pools, and to utilize “Energy Star” appliances on all major appliances. The proposed project would also incorporate 80,000 square feet of solar photovoltaic (or equivalent) into the project.
Policy 8.5: Encourage the incorporation of conservation features, such as solar panels, in the design of new development and the installation of conservation devices in existing developments.	<u>Consistent:</u> The proposed project would incorporate 80,000 square feet of solar photovoltaic (or equivalent) into the project.
Policy 8.6: Encourage Green Building principles for new building and renovation projects.	<u>Consistent:</u> The proposed project incorporates energy efficiency measures into the design. The project applicant has committed to exceed 2008 Title 24 energy standards by 20 percent on all residential and commercial buildings. Additionally, the applicant is committed to using solar heating for all private recreational pools, and “Energy Star” appliances on all major appliances. The proposed project would also incorporate 80,000 square feet of solar photovoltaic (or equivalent) into the project.
Policy 8.7: Encourage new subdivision maps to provide for natural heating and cooling opportunities, such as placing buildings in an east-west orientation to optimize southern solar exposure.	<u>Consistent:</u> The proposed project would be designed in a manner to encourage passive solar heating and cooling techniques.
Policy 8.8: Encourage use of solar collectors on public buildings.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Policy 8.9: Encourage landscaping design and tree planting at all City buildings and parks to maximize energy efficiency and minimize water use, and reduce runoff.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.10: Promote tree planting and landscaping for energy efficiency in existing homes and businesses through education and incentive programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Policy 8.11: Require developers to plant appropriate shade trees in all new developments, particularly in parking lots, to help reduce ambient temperatures.	<u>Consistent:</u> The proposed project would include the planting of over 2,000 trees, which would reduce ambient temperatures.
Policy 8.12: Encourage developers and contractors to maximize use of recycled materials and maximize recycling of construction and demolition materials in project design and construction.	<u>Consistent:</u> The proposed project would comply with City requirements related to the use of recycled materials and recycling of construction and demolition materials.
Goal 9: To encourage the sorting and recycling of all possible materials and the reduction of future landfill space requirements.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 9.1: Establish a Citywide recycling program for the reuse of newspapers, cans, bottles, and other recyclable materials.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.2: Encourage cooperation with adjacent agencies to undertake and operate solid waste recycling programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.3: Encourage the establishment of composting programs.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, composting would be incorporated into the proposed project’s community garden.

Policy 9.4: Promote recycling education programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 10: Protect the historical and culturally significant resources which contribute to community identity and a sense of history.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project. However, the proposed project would incorporate the Mitchell Family Cemetery and the site of the Mitchell Family homestead into the project design.
Policy 10.1: Strongly encourage the preservation of valuable historical structures and consider the development of a Historical and Cultural Resources Ordinance for this purpose.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 10.2: Consider relocation of valuable historic structures to Heritage Park, whenever they are unavoidably endangered by incompatible development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Policy 10.3: Continue to support programs established by the Santa Clarita Valley Historical Society and others to identify and preserve historical sites.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Policy 10.4: Establish development guidelines to identify and preserve significant archeological sites.	<u>Consistent:</u> Phase I and II cultural resources reports have 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 with state requirements.
Policy 10.5: Integrate historic sites with recreational and open space areas whenever possible.	<u>Consistent:</u> The proposed project would incorporate historic sites identified on site into recreational and open space areas.
Policy 10.6: Incorporate historic sites into proposed development in such a manner as to preserve the integrity of the site whenever possible.	<u>Consistent:</u> The proposed project would incorporate historic sites identified on site into recreational and open space areas.
Circulation Element	
Goal 1: To provide a circulation system to move people and goods safely and efficiently throughout the City of Santa Clarita and the general planning area.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would result in the extension of Lost Canyon Road (a master planned highway) from its present terminus to Soledad Canyon Road.
Policy 1.1: Maintain a Capital Improvements Program (CIP) which incorporates a funding program for the construction of improvements to the City's roadway system. Specific improvement proposals should be determined for the entire community and all local benefit, cost, feasibility, and safety issues should be considered. Seek alternative funding opportunities to provide adequate transportation and circulation improvements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.2: Seek alternative funding opportunities to provide adequate transportation and circulation facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.3: Adopt a program of street and highway landscaping (i.e., median planting and street trees) to enhance the appearance of the City's circulation system.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project. However, the proposed project would incorporate median landscaping and street trees on various streets within the proposed project.
Policy 1.4: Enforce dual access requirements where appropriate for safety and circulation purposes.	<u>Consistent:</u> The proposed project would have four access points: Lost Canyon Road (Fair Oaks Ranch), Jakes Way, Vista Canyon Road, and Lost Canyon Road (easterly).

Policy 1.5: Establish street standards which are sensitive to topographical constraints, necessary grade separations and other special needs.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would comply with the City's requirements related to roadway standards.
Policy 1.6: Develop design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected transportation patterns and circulation.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project roadways would accommodate existing and projected transportation patterns and circulation.
Policy 1.7: Provide reasonable traffic flow and consider the adoption of a limited access policy which would provide guidelines and criteria by which reciprocal access and parking agreements may be provided to consolidate and minimize traffic interruptions.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.8: Establish a traffic impact "threshold of significant" condition which will require appropriate mitigation for projects where traffic increases at any location where the volume-to-capacity (V/C) ratio increases more than two percentage points (0.02) and where the final ratio is equal to or less than 0.90 (Level of Service D) or where traffic increases at any location where the V/C ratio increases more than one percentage point (0.01) and where the final ratio is greater than 0.90 (Level of Service E).	<u>Consistent:</u> These thresholds of significance have been considered in the project EIR (Section 4.3, Traffic/Access).
Policy 1.9: Where alignments are known, the preservation of corridor rights-of-way should be immediately established.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.10: Pursue and develop a Congestion Management Program (CMP) to promote and ensure realistic and feasible traffic distribution and growth throughout the City of Santa Clarita and the general planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.11: Improve circulation facilities to provide improved levels of service and standards of safety over current traffic operations with a priority to improve local transportation patterns.	<u>Consistent:</u> The project EIR includes mitigation measures in Section 4.3, Traffic Access, that would improve circulation facilities in the project area.
Policy 1.12: Maintain appropriate levels of service at all intersections in the City during peak hours to ensure that traffic delays are kept to a minimum.	<u>Consistent:</u> The project EIR includes mitigation measures in Section 4.3, Traffic Access, that would maintain levels of service at intersections in the City during peak hours.
Policy 1.13: Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.	<u>Consistent:</u> The design of the proposed project discourages the flow of truck and through traffic in residential neighborhoods through the use of traffic calming devices, including chokers, traffic circles, and reduced street width.
Policy 1.14: Work cooperatively with County, regional and state agencies to integrate the City's circulation system with that of the surrounding region.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.15: Maximize and improve the operating efficiency and safety of the existing roadway system wherever possible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.16: Limit the number of intersections and driveways on all major, secondary and limited secondary roadways to accommodate a safe, efficient and steady flow of traffic.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would limit the number of connections to Lost Canyon Road and Vista Canyon Road.

Policy 1.17: Develop and maintain an appropriate supertruck (trucks with an extended trailer length of approximately 48 feet to 60 feet) and truck route program which will accommodate the needs of the commercial and industrial uses within the City, and the general planning area, but will also provide for the protection and preservation of the City's circulation system and residential areas. Avoid establishing truck routes in areas which contain natural, scenic or other resources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.18: Require vehicular access to higher density land uses and commercial developments from major, secondary and limited secondary roadways, and not from low-density residential neighborhoods.	<u>Consistent:</u> Access to multi-family sites within the proposed project would not come from low-density residential neighborhoods. Access to the multi-family sites within the project would come from streets designed to accommodate the expected traffic volumes.
Policy 1.19: Maintain adequate access to state highways and freeways serving the Santa Clarita planning area including Interstate 5 on the west, State Route 14 on the southeast and State Route 126 on the northwest.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would enhance access to SR-14 through the extension of Lost Canyon Road and Vista Canyon Road, and through the construction of required project mitigation measures.
Policy 1.20: Optimize use of all major, secondary and limited secondary roadways while minimizing use of all collectors and local streets. Encourage development design that ensures that local streets function as designed and not as collector streets or other higher capacity roadways.	<u>Consistent:</u> A majority of proposed project generated vehicle trips would utilize Lost Canyon Road (southerly) and Vista Canyon Road, both designated as secondary highways.
Policy 1.21: Establish roadway alignments and require appropriate dedication of right-of-way for all major and secondary highways.	<u>Consistent:</u> The project applicant would dedicate the necessary right-of-way and construct the portion of Lost Canyon Road designated as a secondary highway (from Fair Oaks Ranch to Vista Canyon Road). The project applicant would also dedicate the right-of-way and construct Vista Canyon Road, designated as a limited secondary highway, from Soledad Canyon Road to the Vista Canyon Metrolink Station.
Policy 1.22: Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management. Include traffic circles and other traffic calming devices among these measures.	<u>Consistent:</u> Traffic calming measures would be installed throughout the project, including traffic circles, chokers, parallel parking, and reduced street widths.
Policy 1.23: Develop a weight limit plan which, when implemented, will route commercial and construction traffic so that it poses the least impact to the non-arterial street system.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.24: Traffic lights shall be synchronized where advantageous for circulation.	<u>Consistent:</u> The project EIR includes mitigation measures in Section 4.3, Traffic/Access, that would retime various traffic signals in the project area to optimize traffic flow.
Policy 1.25: Continue to work with the County in developing and maintaining planned roadways.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.26: Maintain the Santa Clarita Valley Consolidated Traffic Model to regularly review future traffic projections as development occurs and land uses change.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.27: Encourage schools and parents to use the Suggested Routes to School Plan.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.28: Discourage the creation of new, gated private roadways that block areawide through routes.	<u>Consistent:</u> The proposed project does not include any gated roadways that would block areawide through routes.
Policy 1.29: Encourage consistent through-street names.	<u>Consistent:</u> Street names within the proposed project would be consistent with City requirements.
Goal 2: Promote a diversified public transportation system that is safe, convenient, efficient, and meets the identified needs of the City of Santa Clarita and the general planning area.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not directly applicable to the proposed project. However, the proposed project would assist in the implementation of this Goal through the inclusion of a Metrolink Station and Bus Transfer Station in the project.
Policy 2.1: Coordinate local transit planning with regional transportation planning agencies and transit agencies in adjacent communities.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable the proposed project. However, coordination with SCRRA and Metrolink is ongoing related to the construction of the Vista Canyon Metrolink Station.
Policy 2.2: Identify and reserve locations for future commuter rail stations.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy through the inclusion of the Vista Canyon Metrolink Station and Bus Transfer Station, which would provide a permanent multi-modal station for the eastern Santa Clarita Valley.
Policy 2.3: Pursue the development of a local car pool information and routing program. The program can provide alternative transportation for concentrated users.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.4: Explore the use of the railroad right-of-way for intra-Valley and commuter use between SR-14 and any proposed station locations.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy through the inclusion of the Vista Canyon Metrolink Station, which would provide a permanent commuter rail station for the eastern Santa Clarita Valley.
Policy 2.5: Incorporate accommodations and facilities to support local transit services (i.e., bus lanes, bus stops and bus shelters) in new and redeveloped projects, where feasible that are consistent with local transit planning.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, which would include a Metrolink Station, Bus Transfer Station, a mix of land uses and an extensive pedestrian mobility system.
Policy 2.6: Provide for the mobility of City residents to access local services and employment, particularly for those who may experience mobility difficulties, including the elderly, disabled, low income residents and youth.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.7: Develop multi-modal transit facilities that are strategically located in the planning area convenient to major local residential and employment centers.	<u>Consistent:</u> The proposed project includes a transit center (Metrolink Station and Bus Transfer Station) to serve the eastern Santa Clarita Valley.
Policy 2.8: Develop adequate pedestrian access and encourage the use of these systems.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy as it would create a safe, walkable community, which would provide a viable alternative to driving to local destinations.
Policy 2.9: Require right-of-way dedication and/or construction of appropriate facilities in support of a public transportation system in new and redeveloped projects.	<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 this Policy through the inclusion of the Vista Canyon Metrolink Station, which would provide a permanent commuter rail station for the eastern Santa Clarita Valley.

Policy 2.10: Explore the expansion of rail service to Ventura County, to Los Angeles, and to the Antelope Valley. Encourage connections to future high-speed rail that may be located through the Santa Clarita Valley.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, it should be noted that the Vista Canyon Metrolink Station would be part of the Antelope Valley Line and would provide permanent rail access for the eastern Santa Clarita Valley.
Goal 3: To promote safe and effective alternatives to the personal automobile that will meet the needs of all planning area residents.	<u>Consistent:</u> The proposed project incorporates trip reduction measures and effective alternatives to the personal automobile, including the Metrolink Station, Bus Transfer Station, an extensive bicycle/pedestrian mobility system, and a mix of land uses in close proximity to each other.
Policy 3.1: Develop, with the support of other agencies, alternative transportation systems throughout the City and planning area.	<u>Consistent:</u> The proposed project would assist with the implementation of this Policy as it would provide a permanent multi-modal facility for the eastern Santa Clarita Valley. The City, project applicant, SCRRA and Metrolink are working together on this proposed facility.
Policy 3.2: Develop an integrated system of bus service that reaches all major concentrations of residential development and employment.	<u>Consistent:</u> The proposed project would include a Bus Transfer Station that would be part of an integrated transit system, providing access to surrounding residential areas and the employment center within the proposed project.
Policy 3.3: Provide a system of sidewalks or pathways, tunnels and bridges in residential, commercial and industrial areas that features a safe, attractive and convenient environment, integrating pedestrians and bicycles in a manner harmonious with the surrounding neighborhoods.	<u>Consistent:</u> The proposed project would provide a comprehensive network of bicycle and pedestrian trails, paths and sidewalks throughout the project site.
Policy 3.4: Identify and reserve rights-of-way for local transit to connect to regional systems.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would provide right-of-way and property for a Metrolink Station and Bus Transfer Station.
Policy 3.5: Establish multi-use corridors and reserve appropriate rights-of-way.	<u>Consistent:</u> The proposed project would include over 4 miles of trails, which would permit multiple uses, including pedestrian, bicyclists, and equestrians.
Policy 3.6: Maintain the Master Plan of Bikeways that is coordinated with the County plan for the Santa Clarita Valley and regional network, including Ventura County, in order to provide an adequate system for the safe and efficient movement of cyclists.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would include significant extensions of the Santa Clara River Trail and internal bike routes, which would provide an adequate system for the safe and efficient movement of cyclists.
Policy 3.7: Promote bicycle and pedestrian accessibility to all commercial, industrial, multi-family residential, and public facilities, including parks, schools, and centers of civic activity.	<u>Consistent:</u> The proposed project would include over 4 miles of trails, and bike routes and sidewalks that would connect the proposed land uses with each other and the Metrolink and Bus Transfer Stations.
Policy 3.8: Promote ride sharing.	<u>Consistent:</u> Office uses within the proposed project would include the use of van pools, carpools, and other alternative modes of transportation.
Policy 3.9: Consider the establishment of a pedestrian only district that is bicycle-friendly.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project includes over 4 miles of trails, and additional sidewalks, pathways and bike routes.

Goal 4: To provide for and ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the City and the planning area.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not directly applicable to the proposed project. However, the proposed project would provide an adequate supply of parking to meet the needs of the project.
Policy 4.1: Provide parking requirements for various types of land uses which consider travel patterns, mode split, and vehicle size. Periodically review and update these standards as these factors change over time.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.2: Provide public parking resources and transportation alternatives in response to the demand for such facilities (including park-and-ride facilities), through development exactions, special assessment districts or other appropriate funding mechanisms.	<u>Consistent:</u> Transportation alternatives of the proposed project include a multi-modal transit center with parking, multi-use trails, and bus stop turnouts.
Policy 4.3: Screen and/or buffer large parking areas from public view through the use of landscape setbacks, earth berms and hedge screens (to headlight level) and trees and landscaping in parking areas while providing convenient pedestrian access.	<u>Consistent:</u> Surface parking areas within the proposed project would be screened from public view through the use of landscaping and trees.
Policy 4.4: On-street parking should generally be eliminated from all major, secondary and limited secondary roadways.	<u>Consistent:</u> The proposed project does not propose on-street parking on Lost Canyon Road (west of Vista Canyon Road) and Vista Canyon Road (both designated highways).
Policy 4.5: In addition to the retention of park-and-ride opportunities near the Antelope Valley Freeway, suitable park-and-ride locations near Interstate 5 should be investigated.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would include a 750-space parking structure that would serve the Metrolink Station and Bus Transfer Station.
Policy 4.6: Encourage enclosed bicycle lockers at major destinations.	<u>Consistent:</u> Enclosed bike lockers would be distributed throughout the proposed project.
Policy 4.7: Consider the use of shared parking and jointly operated parking structures, as appropriate.	<u>Consistent:</u> The proposed project would include the use of shared parking within PA-1 and PA-2.
Goal 5: Pursue an aggressive posture in the region in advocating a regional transportation system.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.1: Advocate at the local, state and federal level Transportation Demand Management (TDM) and transit programs, including rail transit and local coordinated busways/routes and bike stations.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist with implementation of this Policy through implementation of the Vista Canyon multi-modal facility.
Policy 5.2: Encourage the development and utilization of the Metrolink commuter rail system.	<u>Consistent:</u> The proposed project includes a Metrolink Station and Bus Transfer Station for the eastern Santa Clarita Valley.
Policy 5.3: Encourage linkages between the City's transportation system, regional rail, light rail, and high-speed rail.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist with the implementation of this Policy through implementation of the Vista Canyon Multi-Modal Facility (i.e., Metrolink Station and Bus Transfer Station).
Policy 5.4: Encourage the creation of High-Occupancy Vehicle (HOV) lanes and other methods to increase the capacity of the SR-14 and I-5.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.5: Encourage intergovernmental coordination and cooperation among all agencies and levels of government for the planning, management, financing, and implementation of transportation system improvements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 5.6: Work cooperatively with regional transportation agencies to develop and improve mass transit system connections between the City, metropolitan Los Angeles, Los Angeles International Airport, the Antelope Valley and Ventura County.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would assist with the implementation of this Policy through implementation of the Vista Canyon Multi-Modal Facility.
Goal 6: Encourage the implementation of trip reduction methods to reduce daily auto trip generation through alternate transportation, land use planning and other strategies.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, which 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.
Policy 6.1: Develop marketing and customer service plans to promote widespread use of alternatives to the auto. Target public agencies, major employers, the Chamber of Commerce, Transportation Management Associations (TMAs), etc., to encourage commute patterns using public transit.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.2: Develop coordinated plans for land use, circulation, and transit with City and County departments to concentrate high-density housing, employment and commercial areas close to transit corridors.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, which 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.
Policy 6.3: Encourage implementation of the City's <u>General Plan</u> , Transportation Development Plan, Bikeway Master Plan, Infrastructure Master Plan and other documents with transportation policies through new development and redevelopment.	<u>Consistent:</u> As a mixed-use, transit-oriented development, the proposed project would implement the City's General Plan, Transportation Development Plan, Bikeway Master Plan, Infrastructure Master Plan and other transportation policies.
Policy 6.4: Encourage flexibility in development standards to permit higher floor area ratios and lower parking requirements for commercial developments that provide and maintain transit facilities and that subsidize shared-ride programs.	<u>Consistent:</u> The proposed project would utilize shared parking within PA1 and PA-2; areas of the project that are adjacent to the Multi-Modal Facility and commercial uses.
Policy 6.5: Encourage "transit friendly" residential, commercial and industrial development that provides convenient pedestrian and bicycle access.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development, which 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.
Policy 6.6: Encourage new development to use pedestrian "zipper" or walkways to provide a convenient link between different residential neighborhoods and between residential neighborhoods and commercial centers.	<u>Consistent:</u> The proposed project would include an extensive pedestrian/bicyclist mobility system consisting of trails, walkways, bike routes, and sidewalks connecting the various project land uses with each other.
Policy 6.7: Encourage the location of convenience services, such as day care, at transit centers.	<u>Consistent:</u> The proposed project would permit childcare facilities within commercial areas.
Policy 6.8: Synchronize the expansion of public transportation facilities with new development with implementation of "pay as you go" for expansion of public transportation facilities.	<u>Consistent:</u> At buildout, the proposed project would result in the establishment of a permanent Multi-Modal Facility for the eastern Santa Clarita Valley.
Policy 6.9: Use attractive bus stops and transfer points to promote transit.	<u>Consistent:</u> The proposed project would include an attractive Bus Transfer Station.

Policy 6.10: Encourage implementation of transportation demand management strategies including telecommuting, compressed work weeks, and aggressive ride-sharing promotion.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.11: Support improvements to CMP facilities and aid in the implementation of the CMP to improve mobility corridors in the Santa Clarita Valley and North Los Angeles County region.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Land Use Element	
Goal 1: To preserve the character of the communities and the integrity of the Santa Clarita Valley by permitting orderly growth through the synchronization of development with the availability of public facilities such as roads, sewers, water service and schools needed to support it.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would represent orderly growth as the project site is surrounded by development and served by existing infrastructure.
Policy 1.1: Develop and implement a Public Facilities Ordinance that requires that adequate infrastructure exist or be programmed for construction within a defined period of time as a condition of development approval.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project's phasing plan would bring public facilities and infrastructure in line with residential and commercial development.
Policy 1.2: Develop and implement a program of Development Impact Fees to provide adequate public facilities and services in a timely manner.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would comply with all impact fee requirements imposed by the City.
Policy 1.3: Prepare an annual growth monitoring report to the community that includes the status of all projects, the status of capital improvements for roads, sewers, water, schools and libraries, and a status report on the development trends in the Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.4: Study the feasibility (including, but not limited to housing and land use) of an Annual Growth Policy that provides guidelines for the determination of the adequacy of Public Facilities and allows the City to set appropriate levels of development consistent with all General Plan goals and policies.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.5: Utilize computer modeling to assess cumulative impacts of development on public facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.6: Incorporate into the annual Capital Improvement Program a timetable for eliminating the infrastructure deficit and provide for an annual goal for such reduction.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.7: Pursue an annexation policy that brings tangible benefits to City infrastructure and provides a self-supporting tax base.	<u>Consistent:</u> The proposed project, along with surrounding properties, is part of a proposed annexation to the City of Santa Clarita. The annexation of this area would result in benefits to the City along with a self-supporting tax base.
Policy 1.8: Encourage the concept of traffic mitigation agreements that provide a variety of transportation options including but not limited to automobiles, transit, commuter trains, light rail and bicycle pathways.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project's recommended conditions of approval include various traffic and transportation requirements.
Policy 1.9: Continue to pursue a policy of cooperation with Los Angeles County and seek adequate documentation, notification, and mitigation of infrastructure impacts beyond or bordering the City's boundaries.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.10: Consider the establishment of additional SEAs where unique environmental or geological conditions exist or may be created by future land uses.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.11: Establish an open space district with funding capability to acquire parcels that may be suitable for development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To achieve the development of a well-balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.	<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 2.1: Encourage the development of a broad range of housing types to meet the needs of the existing and future residents of the planning area, including, but not limited to, the development of single-family detached homes, condominiums, apartments, and manufactured housing.	<u>Consistent:</u> The proposed project would include various housing types that would accommodate households with various income levels
Policy 2.2: Promote the development of service and neighborhood commercial activities to meet existing and future needs. These centers must be nonintrusive, sensitive to surrounding residential land uses, and should be located adjacent to arterial roadways.	<u>Consistent:</u> The proposed project would include service and neighborhood commercial activities that would be non-intrusive to surrounding residential areas.
Policy 2.3: Establish a hierarchy of commercial centers, including neighborhood, community, and regional serving centers, together with appropriate and compatible levels of use to serve the population. The centers should be located on arterial thoroughfares and be nonintrusive and sensitive to residential land uses so as to provide both convenience and compatibility. Note: this policy is intended to encourage unified commercial theme centers and assembly of properties and shall not be construed to encourage small, multi-tenant and convenience centers located on corners or in strip fashion along commercial streets.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would include both neighborhood and community commercial services; including a large corporate/professional office center.
Policy 2.4: Encourage light industrial, manufacturing, office, and research and development activities that will not adversely impact the environment, while providing employment opportunities.	<u>Consistent:</u> The proposed project would include a large corporate/professional office center, which would not adversely impact the environment and would provide employment opportunities.
Policy 2.5: Encourage the development of business park areas for future industrial/manufacturing land uses, with landscaping, employee recreation, pedestrian walkways, and other unified design standards.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project does not include industrial or manufacturing uses.
Policy 2.6: Warehousing and distribution activities should be located in proximity to freeways, rail lines, or other major transportation thoroughfares to facilitate the efficient movement of goods and minimize disruption and congestion on local and commercial streets.	<u>Not Applicable:</u> This Policy is not applicable to the proposed project as the project does not include industrial, distribution, or warehousing uses.
Policy 2.7: Encourage complementary land uses which promote the development of hotels/motels, convention facilities, and other visitor-serving uses in the vicinity of Magic Mountain and in other appropriate locations in the planning area.	<u>Not Applicable:</u> The Vista Canyon project is not located in the vicinity of Magic Mountain theme park.
Policy 2.8: Explore the use of utility rights-of-way for tree farms, nurseries, row crops, trails, and greenbelts.	<u>Not applicable:</u> The project site does not include any large scale utility rights-of-way that could accommodate tree farms, nurseries, row crops, trails or greenbelts.

Policy 2.9: Encourage the development of equestrian-oriented housing in areas that are presently equestrian-oriented, and ensure that other surrounding land uses are compatible with the adjacent equestrian zones.	<u>Consistent:</u> The proposed project is not located within the Sand Canyon Special Standard District, which was established to preserve the rural character of the Sand Canyon area. However, portions of the project site are located adjacent to the northern portion of Sand Canyon. The project has been designed to provide trail links, minimize impacts to the Santa Clara River, and maintain community character. The project design also 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 2.10: Establish an open space district with funding capability to acquire parcels that may not be suitable for development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.11: Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.12: Promote the retention of open space to preserve significant ridgelines, to provide land use buffers, and to provide for both public safety and oak tree preservation.	<u>Consistent:</u> Over 50 percent of the proposed project site would be retained as open space, including the on-site segment of the Santa Clara River corridor. The proposed project would preserve most of the oak trees located on the project site and incorporate the trees into park and open space areas.
Policy 2.13: Encourage the preservation of the Angeles National Forest and Los Padres National Forest as an open space reserve close to the urban interface, and an important wildlife habitat and corridor.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.14: Promote the development of commercial and industrial activities in all communities of the planning area.	<u>Consistent:</u> The proposed project would include the development of up to 950,000 square feet of commercial floor area, with the potential to create up to 4,000 permanent jobs.
Policy 2.15: Discourage the development of additional strip commercial centers and corner mini-shopping centers.	<u>Consistent:</u> The proposed project would not include a strip commercial center. Retail commercial land uses are incorporated into the proposed project in a "main street" design.
Policy 2.16: Encourage the establishment of a permanent farmers market complex which offers a variety of goods.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.17: Promote the retention and expansion of existing college facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.18: Promote the retention and provide opportunities for expansion of existing manufacturing and industrial land uses in industrial/commercial and business park locations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: To achieve a balanced physical environment through sensible land use planning and urban design, while establishing the City's role as a regional center.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.

Policy 3.1: Promote the development of City centers where more intensive land uses will be encouraged, including the development of a regional commercial center, office/business park centers, an entertainment complex, and a civic town center.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the project site is designated by the City's General Plan as a major subregional center (City General Plan, Land Use Concept, Exhibit L-3). The proposed project would include components consistent with this subregional center designation such as: Multi-Modal Facility, corporate/professional office campus, retail commercial, and various residential product types.
Policy 3.2: Designate a central commercial core of concentrated and higher intensity commercial activities to serve the region and ultimate population, create an identity and progressive image for the City, and capitalize on related economic and employment benefits.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project is located outside of the General Plan-designated City commercial core.
Policy 3.3: Identify a primary town center and other centers which encourage a pedestrian orientation and can accommodate a clustered mix of commercial, entertainment, recreation, town square/meeting place(s), multi-use complexes, and multimodal transportation activity opportunities.	<u>Consistent:</u> The proposed project would include development of the site with a mixed-use, transit-oriented development, with commercial uses organized in a town center design.
Policy 3.4: Promote the concentrated development and revitalization of secondary City or community centers having historical and/or communitywide interest.	<u>Consistent:</u> The project site is designated by the City's General Plan as a major subregional center (City General Plan, Land Use Concept, Exhibit L-3). The proposed project would include components consistent with this subcenter designation such as: Multi-Modal Facility, corporate/professional office campus, retail commercial, and various residential product types.
Policy 3.5: Promote Santa Clarita's location along Interstate 5 and Highway 14 as an important link between Southern and Northern California, as the northern gateway to the metropolitan Los Angeles area, and as a self-sufficient community and center serving the broader region.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.6: Locate higher density residential development in proximity to regional and subregional centers and public transportation corridors.	<u>Consistent:</u> The proposed project would locate higher density residential development in City designated subregional center along SR-14 and the Metrolink tracks.
Policy 3.7: Continue the established pattern of attractive greenbelts, golf courses, open space (including the protection of adjacent Significant Ecological Areas), and entertainment/recreational amenities along Interstate 5, and promote a similar pattern along State Route 14 to strengthen and enhance the image of the City as a pleasant and fun place to live, work, visit, and play.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site.

<p>Goal 4: To ensure that development in the City is consistent with the overall community character and that it contributes in a positive way toward the City's image.</p>	<p><u>Consistent:</u> The proposed project would be consistent with the overall community character and would enhance this area of the Santa Clarita Valley. 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-family and multi-family dwelling units. The Colony Apartments consists of higher density, attached dwelling units. The portion of Sand Canyon adjacent to the Specific Plan 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.</p>
<p>Policy 4.1: Establish a land use pattern that is constructed around a framework of established greenbelts and a linear system of equestrian, pedestrian and bike trails tied to the primary network of the river corridor.</p>	<p><u>Consistent:</u> The proposed project would include over 4 miles of trails, including significant extensions of the Santa Clara River Trail. The Santa Clara River Trail would be designated as a multi-purpose trail, consisting of a pedestrian walkway, bike trail, and equestrian trail. Internal project trails would connect to the Santa Clara River Trail.</p>
<p>Policy 4.2: Promote the development of key gateway design identification measures that will promote a positive community image and implement community design themes where appropriate.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 4.3: Encourage setbacks, landscaping, and visual buffers between land conflicts between dissimilar uses or other measures to provide physical uses to minimize potential land use.</p>	<p><u>Consistent:</u> Architectural elements, setbacks, recreational areas, open space, and landscaping would be utilized to prevent conflicts between various project uses.</p>
<p>Policy 4.4: Focus revitalization efforts on eliminating blight along the railroad right-of-way adjacent to San Fernando Road, substitute landscaping for existing business, retain railroad right-of-way for future transit uses, including the consideration of parking structures and investigate possible trail uses within the railroad right-of-way along San Fernando Road and elsewhere.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 4.5: Promote the preservation, rehabilitation and/or upgrading of older established centers, including downtown Newhall, Canyon Country, and Saugus, where appropriate.</p>	<p><u>Not Applicable:</u> The proposed project is not an existing development; therefore this policy is not applicable.</p>
<p>Policy 4.6: Encourage the upgrading of strip commercial development along San Fernando Road and Lyons Avenue.</p>	<p><u>Not Applicable:</u> The proposed project is not located along San Fernando Road or Lyons Avenue.</p>

Policy 4.7: Prevent further development of unsightly and inefficient land use patterns, such as those found along Lyons Avenue, Soledad Canyon, San Fernando Road, and other main thoroughfares.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project, as the project site is not located along Lyons Avenue, Soledad Canyon Road or San Fernando Road. Furthermore, the project design would not be characterized as unsightly or inefficient, such as existing development along the roadway corridors mentioned above.
Policy 4.8: Consider forming an architectural design review process conducted by staff to ensure that new construction and renovation of existing structures achieve a high level of architectural and site design quality.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.9: Ensure that signage on new and existing development is visually attractive and provides a high quality image for the City.	<u>Consistent:</u> Signage proposed by the project would be visually attractive, provide a high quality image for the City, and be consistent with project architecture.
Policy 4.10: Enforce design and maintenance standards to ensure that buildings and property in the City are adequately maintained.	<u>Consistent:</u> Conditions, covenants and restrictions (CC&Rs) for the proposed project would require that buildings and property within the project be maintained in an acceptable condition.
Policy 4.11: Enforce building and safety codes and regulations concerning the upgrade, rehabilitation, or removal of deteriorated and dilapidated buildings, structures and sites.	<u>Consistent:</u> The existing single-family home located on the project site would be removed in accordance with City requirements.
Policy 4.12: Maintain and enhance the desirable rural qualities found in the certain existing neighborhoods which are rural in character, such as Placerita, Sand, and Hasley Canyons.	<u>Consistent:</u> The proposed project is not located within the Sand Canyon Special Standard District, which was established to preserve the rural character of the Sand Canyon area. However, portions of the project site are located adjacent to the northern portion of Sand Canyon. The project has been designed to provide trail links, minimize impacts to the Santa Clara River, and maintain community character. The project design also 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 4.13: Encourage the preservation of significant architectural, historical, and cultural structures and landmarks within the planning area whenever possible.	<u>Consistent:</u> The proposed project would preserve and enhance the Mitchell Family Cemetery. The location of the Mitchell Family Homestead would be incorporated into the Oak Park.
Policy 4.14: Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding land uses (tailor standards for lighting so they are compatible with the setting).	<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 4.15: Maintain and/or enhance the character of the various communities through compatible land use standards and design guidelines, while promoting an overall identity for the Santa Clarita Valley.	<u>Consistent:</u> The proposed project would be consistent with the overall community character and would enhance this area of the Santa Clarita Valley. 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-family and multi-family dwelling units. The Colony Apartments consists of higher density, attached dwelling units. The portion of Sand Canyon adjacent to the Specific Plan 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 4.16: Encourage landscaping, art, and other design amenities that complement and enhance the streetscape and the design of new development.	<u>Consistent:</u> Landscaping, art, architectural design, and other amenities would be utilized throughout the proposed project to enhance the streetscape and design of the project.
Policy 4.17: Promote the development of greenscape corridors and setbacks along major streets and arterials.	<u>Consistent:</u> The proposed project would incorporate parkways and setbacks along Lost Canyon Road and Vista Canyon Road.
Goal 5: To provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site. The proposed project includes a sensitive design that would minimize habitat impacts.
Policy 5.1: Allow only responsible and sensitive development of hillside areas and prohibit development on ridgelines designated as Significant Ridgelines.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project, as the project site does not include any designated significant ridgelines.
Policy 5.2: Ensure that new development, grading, and landscaping are sensitive to the natural topography and major landforms in the planning area.	<u>Consistent:</u> The project site is generally flat. Grading and development proposed by the project would be sensitive to the natural topography and would not impact major landforms in the planning area.

Policy 5.3: New development must be sensitive to the Significant Ecological Areas (SEAs) through utilization of creative site planning techniques to avoid and minimize disturbance of these and other sensitive areas.	<p><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.</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 5.4: Discourage the removal of a Hillside Management Overlay designation in unincorporated areas when urbanization proposals are made for such areas, and work with the County to develop reasonable and workable standards to provide for both urban and non-urban development.	<u>Not Applicable:</u> The project site is generally flat and not included within a Hillside Management Overlay area.
Policy 5.5: Follow the recommendations of the Santa Clara River Study.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Additionally, the project would include the dedication of the Oak Park and River Education Center to the City. The project-related features would be consistent with the goals of the Santa Clara River Study.
Policy 5.6: Preserve and protect oak and mature specimen size trees and other endangered indigenous plant and animal communities, from excessive and incompatible development.	<u>Consistent:</u> The proposed project would preserve a majority of oak trees on the project site. Additionally, the project would implement an extensive oak tree mitigation planting program within various open space areas on site, including portions of the Oak Park.
Policy 5.7: Encourage the preservation of the Angeles National Forest and Los Padres National Forest and actively discourage the transfer of such forests into the private sector.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.8: Preserve and protect designated wildlife corridors from undue encroachment and disruption.	<u>Consistent:</u> The Santa Clara River would be preserved and enhanced by the proposed project.

Policy 5.9: Promote the public acquisition of Significant Ecological Areas with the intent of preserving them as natural open space.	<u>Consistent:</u> The segment of the Santa Clara River corridor within the project site would be preserved, enhanced, and dedicated to the City of Santa Clarita.
Policy 5.10: Promote the concept that development and circulation improvements should not adversely affect wildlife corridors.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed Vista Canyon Road Bridge would not impact the integrity of the Santa Clara River SEA within the project site.
Policy 5.11: Preserve and protect endangered fauna and flora species, and their habitats.	<u>Consistent:</u> Potential project impacts to endangered or protected species or habitat is discussed in Section 4.6, Biological Resources, of the project EIR, along with appropriate mitigation measures.
Goal 6: To protect and enhance the integrity of existing residential neighborhoods and to provide for affordable housing.	<u>Consistent:</u> The proposed project would protect and enhance surrounding residential neighborhoods through its project design and inclusion of high-quality architecture. The proposed project would include various housing types that would accommodate various household incomes.
Policy 6.1: Focus housing rehabilitation efforts, or if necessary, replacement programs, on deteriorating residential neighborhoods located in Newhall and elsewhere.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the project is not located in Newhall.
Policy 6.2: Continue to provide for the development of new housing while ensuring that the character, scale, and density of new residential development is sensitive, compatible and complimentary to existing residential neighborhoods.	<u>Consistent:</u> The proposed project's character, scale, and density of residential development would be compatible and complimentary to surrounding neighborhoods through its project design. Higher density, multi-family areas within the project would be located near existing, higher density, multi-family areas. Lower density multi-family units and single-family homes would be located in the eastern portion of the project site near existing single-family residential homes.
Policy 6.3: Provide for the retention and maintenance of existing residential neighborhoods which are primarily developed with single-family homes and ensure that new development is compatible with and complementary to existing development in terms of scale, architecture, and density.	<u>Consistent:</u> As indicated above, the proposed project's residential development would be compatible and complementary to surrounding existing development.
Policy 6.4: Provide for the retention and maintenance of multiple-family neighborhoods and ensure that new development is compatible with and complements existing structures, in scale and architecture, where a distinctive neighborhood character exists.	<u>Consistent:</u> As indicated above, the proposed project's residential development would be compatible and complementary to surrounding existing development.
Policy 6.5: Provide low and moderate income family and senior citizen households with housing opportunities by promoting types of development that can accommodate such households.	<u>Consistent:</u> The proposed project would include various housing types that would accommodate households with various income levels
Policy 6.6: Promote on-site campus housing at both existing and potential future area colleges as a means to meet affordable housing needs of the student population.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Goal 7: To preserve the character of the communities and the integrity of the Santa Clarita Valley through orderly development practices and the provision of private and public capital improvements, facilities, and services to support existing and future development.	<u>Consistent:</u> The proposed project is surrounded by existing development, with utilities and infrastructure extended to the site. Development of the project site would constitute an orderly extension of development. Public improvements, facilities, and services would come on-line with residential and commercial uses.

Policy 7.1: Ensure demand for public facilities and services do not exceed the ability to provide and maintain such facilities and services; necessary facility improvements should precede or be coordinated with future development.	<u>Consistent:</u> All public services can serve the proposed project and the project includes infrastructure improvements necessary for the proposed project.
Policy 7.2: Ensure, within the City's power, that facilities and services are provided in a timely manner through collection of developer fees.	<u>Consistent:</u> The City would collect developer fees prior to recordation of maps or issuance of building permits to ensure that facilities and services are provided in a timely manner.
Policy 7.3: Establish and implement necessary safety measures and standards to ensure that development is appropriately restricted in areas where natural hazards are present (seismic, geologic, flooding, fires, etc.), unless such hazards can be mitigated.	<u>Consistent:</u> Mitigation measures have been incorporated into the project EIR in the areas of geotechnical hazards, flooding and fire (Sections 4.1, Geotechnical Hazards; 4.2, Flood; and 4.13, Fire Services, respectively).
Policy 7.4: Consider school adequacy when evaluating development proposals under the land use plan.	<u>Consistent:</u> The project applicant has entered into school mitigation agreements with both the Wm. S. Hart High School District and the Sulphur Springs Elementary School District.
Policy 7.5: Consider water availability when evaluating development proposals under the land use plan.	<u>Consistent:</u> Section 4.8, Water Services, of the project EIR concludes that there would be adequate water for the proposed project and cumulative growth in the Santa Clarita Valley.
Policy 7.6: Coordinate annexation activities with City growth management strategies.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.7: Avoid or offset the adverse impacts of additional development as a necessary component of the growth control strategy.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.8: Utilize computer modeling and Capital Improvement Programming to assist in monitoring growth, development and the public services and infrastructure necessary to accommodate such development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.9: Encourage "pay as you go" fees for development.	<u>Consistent:</u> The City would collect developer fees prior to recordation of a final map or issuance of a building permit in accordance with City requirements.
Parks and Recreation Element	
Goal 1: Provide, develop, and maintain parks with quality recreational facilities dispersed throughout the area.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not directly applicable to the proposed project. However, the proposed project would dedicate land and construct improvements for a City-owned, neighborhood park (Oak Park) within the project site.
Policy 1.1: Provide a combination of local park acreage, park facilities, and recreation programs to serve neighborhood needs.	<u>Consistent:</u> As indicated above, the proposed project would provide a neighborhood park and other park facilities (Town Green, Community Garden, River Education Center, and up to six private recreational facilities) to serve the need of the project's commercial and residential neighborhoods.
Policy 1.2: Develop a variety of park types and sizes (regional, community, neighborhood), which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.3: Provide programs for a variety of passive, educational, and active recreational opportunities for all area residents.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.4: Establish a Master Plan of Parks and Recreation Facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.5: Promote the integration of the network of trails and open space to provide linkages to parks within and outside the planning area.	<u>Consistent:</u> The proposed project would construct over 4 miles of public trails, including significant extensions of the Santa Clara River Trail. Trails internal to the project would connect to the River Trail and various recreational facilities within the proposed project, including the Oak Park.
Policy 1.6: Use every opportunity to obtain land and facilities as it becomes available and/or ahead of need and hold, or landbank, for subsequent improvement to meet future park and recreation needs. Establish an open space district for the purpose of acquiring park and open space land.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, as indicated above, the proposed project would include dedication and construction of a neighborhood park (Oak Park).
Policy 1.7: Actively encourage support where practical, for the acquisition of the lands of the Santa Clarita Woodlands Park.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project as the project is not located within or adjacent to the Santa Clarita Woodlands Park.
Goal 2: To establish standards and implementation measures to guide future parkland development throughout the area as provided in this element.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 2.1: Implement the standards for park acquisition concerning the location, size, service radius, configuration, slope evaluation, access, and infrastructure as described in the Parks and Recreation Element.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed project's Oak Park would adhere to City standards for neighborhood parks.
Policy 2.2: Implement those service and park area standards identified in the Parks and Recreation Element.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.3: Locate and identify potential new park sites using a park overlay designation. Place an emphasis on requiring and developing park sites in underserved areas of the City.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed project would include the construction and dedication of the Oak Park to the City of Santa Clarita. This portion of the Santa Clarita Valley is presently underserved from a park perspective.
Policy 2.4: Aggressively seek and obtain land for parks in all areas where available.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed project would include the construction and dedication of the Oak Park to the City of Santa Clarita.
Policy 2.5: Explore alternative funding sources for the acquisition and development of new parks and recreation/open space districts.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: To encourage the improvement, rehabilitation, and maintenance of existing parks and recreational facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.1: Improve existing athletic fields with lights and equipment as recommended by the City Department of Parks and Recreation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.2: Establish a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.3: Provide low-maintenance, vandal-resistant parks, recreational facilities, and equipment.	<u>Consistent:</u> The proposed project's Oak Park would be built per City of Santa Clarita requirements.
Policy 3.4: Promote the establishment of citizen volunteer programs for park maintenance in cooperation with the Department of Parks and Recreation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 3.5: Pursue mechanisms, such as a joint powers agreement, by which the City, County and school districts can establish standards for the improvement and maintenance of parks in a manner consistent within the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.6: Use reclaimed water, where possible, for park irrigation purposes.	<u>Consistent:</u> The proposed project's Oak Park would utilize recycled water for irrigation purposes.
Goal 4: Aggressively pursue acquisition of future parkland.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, as indicated above, the project would provide a turn-key neighborhood park (Oak Park) to the City.
Policy 4.1: Encourage the use of developer fees and land dedication incentive programs.	<u>Consistent:</u> The proposed project would meet City parkland dedication requirements through a combination of land dedication, park development, private recreational facilities, and fees.
Policy 4.2: Encourage the use of existing public easements for parks development, subject to safety limitations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.3: Incorporate standards to acquire, improve, and maintain new park sites in development agreements.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as a development agreement is not proposed.
Policy 4.4: Evaluate and revise, when necessary, the existing Quimby Fee Ordinance to provide adequate park facilities and maintenance, and examine other additional sources of revenue for new park development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would comply with City Quimby Ordinance requirements.
Policy 4.5: Develop design standards for private parks and evaluate the role of private parks.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed project would comply with City design standards for private parks and recreational facilities.
Policy 4.6: Pursue other funding mechanisms for park development including grants, bonds, assessment districts, and other funding resources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 5: Utilize the Santa Clara River as a central recreational corridor and identify other significant natural features to be designated as open spaces, parks, and recreational opportunities.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River Corridor located on the project site. The Santa Clara River corridor would become the proposed project's central recreational corridor.
Policy 5.1: Establish the Santa Clara River as a major recreational focal point within the Valley.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River Corridor located on the project site. The proposed project includes significant extensions of the Santa Clara River Trail, enhancing the River as a major recreational focal point within the Valley.
Policy 5.2: Encourage multiple uses of public easements and public lands, such as the flood inundation areas of the Santa Clara River and its tributaries, for recreational purposes.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River Corridor located on the project site. Extensions of the Santa Clara River Trail would occur on both the north and south side of the River, providing recreational opportunities for residents of the Santa Clarita Valley.

Policy 5.3: Promote the implementation of the Santa Clara River Recreation and Water Features Study.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Additionally, the project would include the dedication of Oak Park and River Education Center to the City. The project-related features would be consistent with the goals of the Santa Clara River Study.
Policy 5.4: Investigate and implement, where appropriate, buffer zones between Sensitive Ecological Areas and proposed development.	<u>Consistent:</u> The proposed project would include a development setback from the Santa Clara River corridor.
Policy 5.5: Encourage the development of compatible uses next to the Santa Clara River and the inclusion of development features which provide for public access and use of the river.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site. Uses along the Santa Clara River corridor would include the Santa Clara River Trail, revegetated areas, and water quality improvements.
Policy 5.6: Encourage development of a linear greenway system.	<u>Consistent:</u> Preservation and enhancement of the Santa Clara River corridor by the proposed project would assist in creating a linear greenway system along the River Corridor.
Policy 5.7: Investigate new funding sources to pay for the implementation of the Santa Clara River recreation and water feature study.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.8: Encourage the development of a regional plan for the Santa Clara River which incorporates trails to the ocean.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 6: Develop and implement the design criteria for park areas described in the Parks and Recreation Element, which consider park access, safety, appropriate signage, parking requirements, and the preservation of natural features.	<u>Consistent:</u> The proposed Oak Park would comply with the City's requirements for a neighborhood park.
Policy 6.1: Design new recreational areas to minimize the visual, noise, and traffic impacts on neighboring communities.	<u>Consistent:</u> The project's proposed Oak Park would be developed adjacent to the existing La Veda neighborhood. The proposed park design would place the more active park uses (tot lot, buildings, parking lot, and playing field) away from this neighborhood on the westerly portion of the park site.
Policy 6.2: Implement design guidelines which provide for appropriate access, safety, parking requirements, and signage.	<u>Consistent:</u> The proposed project's Oak Park would comply with City requirements for a neighborhood park.
Policy 6.3: Provide adequate and appropriate park supervision by Parks and Recreation staff.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.4: Provide design guidelines for the preservation of natural features.	<u>Consistent:</u> The proposed project's Oak Park would include preservation of natural features, such as several heritage size Oak Trees.
Policy 6.5: Implement consistent park development standards for both private and public parks.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not directly applicable to the proposed project. However, the proposed project's private and public parks would be developed according to City requirements.
Goal 7: Provide an efficient public trails system linking public space and adjacent regional systems to meet transportation and recreational needs of the area.	<u>Consistent:</u> The proposed project would include over 4 miles of public trails, including significant extensions of the Santa Clara River Trail. These trails, combined with existing City trails, would assist in meeting the transportation and recreational needs of residents in the Santa Clarita Valley.

Policy 7.1: Establish a Valleywide regional trail system complete with staging areas and trail heads which link City parks, wilderness open space areas, regional parks, and the trail system.	<u>Consistent:</u> As indicated above, the proposed project would include an extensive trail system. The existing trailhead located near SR-14 at Lost Canyon Road would be rebuilt as part of the project.
Policy 7.2: Design trail routes, trail heads, and staging areas and designate trail uses to minimize impact upon adjacent property, neighborhoods and fragile habitats.	<u>Consistent:</u> Trail routes and the trailhead within the proposed project would be located in areas that minimize impact upon adjacent property, neighborhoods, and fragile habitats.
Policy 7.3: Promote cooperation between local, state, and federal agencies in the extension and expansion of regional trail systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.4: Encourage multiple use and dedication of existing public easements for trail development including, but not limited to, utility lines and access easements, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.5: Developments along the Backbone Trail System shall be conditioned to provide public trail corridors.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would provide trail improvements as shown on the project site plan.
Policy 7.6: Consider the implementation of recommendations for trail alignment and staging areas, as proposed in the adopted Master Trails Plan.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project's trails would comply with City requirements.
Policy 7.7: Implement the transfer of responsibility for trails development and maintenance within City boundaries from County jurisdiction to the City Parks and Recreation Department, where appropriate.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.8: Utilize the Santa Clara River as a focal point for development of an integrated system of trails, parks, and open space.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Project trails would include significant extensions of the Santa Clara River Trail.
Policy 7.9: Provide equestrian, bicycle, and pedestrian trail development along routes which are viable to the health and safety of horse and rider.	<u>Consistent:</u> The proposed project would include significant extensions of the Santa Clara River Trail, which would be accessible to pedestrians, bicyclists, and equestrians. Internal trails would also accommodate all three users.
Policy 7.10: Provide equestrian and pedestrian trails and bikeways which are separate from vehicular traffic and provide maximum safety when the crossing of streets or highways is necessary.	<u>Consistent:</u> The proposed project would include over 4 miles of trails, all of which would be separate from vehicular traffic, excluding street crossings.
Policy 7.11: Emphasize trail design in the Sand Canyon and Placenta Canyon areas, and other rural areas, which can accommodate both pedestrians and equestrians.	<u>Consistent:</u> The proposed project is not located within the Sand Canyon Special Standards District. However, the proposed project trails would accommodate both pedestrians and equestrians.
Policy 7.12: Provide trail access to scenic viewpoints and provide scenic overlooks and picnic areas along trail routes.	<u>Consistent:</u> Public trails within the proposed project would provide access to scenic overlooks and picnic areas.
Policy 7.13: Pursue the development of a bike trail that connects with existing and planned trails in Ventura and Los Angeles counties.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.
Policy 7.14: Develop trail standards for construction of new trails.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project trails proposed for public maintenance would be constructed to City standards.
Policy 7.15: Public open space acquisitions shall be designed to provide trail segments to accommodate public access.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.

Policy 7.16: Private open space areas shall be conditioned to provide public trail easements at appropriate locations.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project would provide public trails per City requirements.
Goal 8: To develop community centers which provide multiple-use opportunities for the residents of the planning area on community and Citywide parks and other such locations deemed appropriate.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 8.1: Develop standards for and promote the development of community centers.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.2: Pursue property acquisition for the development of a recreational, cultural, community center, and athletic center at the Saugus Rehabilitation site or at other appropriate locations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.3: Develop mechanisms to provide and support community cultural arts facilities and programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.4: Promote joint property agreements for use and development of joint school park sites and facilities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as a joint school/park facility is not proposed by the project.
Goal 9: To develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community.	<u>Consistent:</u> The proposed project would provide trails, a neighborhood park, and other recreational facilities, which would provide recreational opportunities to residents of the Valley.
Policy 9.1: Evaluate the feasibility of providing and staffing public facilities for child care in conjunction with City parks and recreation programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.2: Establish a Teen Activities Council to be planned, organized, and operated by local youth under the administration of the Department of Parks and Recreation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.3: Promote the tree planting program and establish other nature and environmental programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.4: Establish a diverse year-round entertainment program, including concerts, performing arts, and other programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.5: Establish Citywide volunteer programs under the direction of the Department of Parks and Recreation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.6: Provide recreational and leisure time opportunities for senior citizens.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.7: Promote the development of organized youth sports activities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.8: Investigate the appropriateness of user fees and/or subsidies for specialized recreational services.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 10: To promote public/private cooperation in developing park improvements, recreational services, and facilities.	<u>Consistent:</u> The proposed project would dedicate land and construct improvements for the Oak Park – a neighborhood park that would be owned and operated by the City.
Policy 10.1: Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 10.2: Encourage private joint-use agreements for facilities provided by nonprofit agencies such as the YMCA and Boys and Girls Club.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 10.3: Encourage and promote cooperation between agencies to facilitate the multiple uses of public rights-of-way consistent with the general plan and public safety.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 10.4: Promote cooperation between federal, state, and local agencies to coordinate regional park planning.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 10.5: Encourage the development of private commercial recreation facilities such as batting cages, miniature golf, driving ranges, aquatic facilities, skate courses, food service concessions, and other commercial activities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 10.6: Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.	<u>Consistent:</u> The proposed project would construct a turn-key park (Oak Park), which would be dedicated to the City of Santa Clarita.
Goal 11: To develop facilities and services that meets the needs of retail, commercial, and industrial businesses in the planning area.	<u>Consistent:</u> The proposed project's recreational components (Oak Park, Town Green, Community Garden, Vista Square, and trails) would provide the project's retail, commercial and industrial businesses with recreational facilities.
Policy 11.1: Require the development of park and recreation facilities in commercial and industrial areas to provide services and programs for employees where appropriate.	<u>Consistent:</u> The proposed project's recreational components (Oak Park, Town Green, Community Garden, Vista Square, and trails) would provide the project's retail, commercial and industrial businesses with recreational facilities.
Policy 11.2: Explore mechanisms to obtain commercial and industrial park development fees and/or provision of other recreational opportunities, passive and active.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.3: Consider the establishment of an Industrial/Commercial ad hoc Parks Advisory Committee that reports to the Parks and Recreation Commission.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.4: Conduct periodic survey of needs to target those recreational facilities and services that should be developed.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Community Design Element	
Goal 1: To protect and preserve the scale and character of existing neighborhoods while providing for new development which is consistent with the goals and policies of the <u>General Plan</u> .	<u>Consistent:</u> The proposed project would protect and preserve the scale and character of existing neighborhoods. The proposed project's design places multi-family uses adjacent to existing multi-family neighborhoods and single-family uses adjacent to existing single-family neighborhoods. Commercial development and the Multi-Modal Facility would be located in the center of the project and away from existing residential neighborhoods.
Policy 1.1: Maintain or enhance the character of existing neighborhoods with policies and regulations that emphasize compatible architecture and landscaping.	<u>Consistent:</u> The proposed project would incorporate a "Rustic California" architecture into the project design, consistent with the City's Design Guidelines for the Canyon Country area. This style would enhance the character of surrounding neighborhoods.
Policy 1.2: Ensure that clustering of new development is compatible with the character of the existing surrounding neighborhoods.	<u>Not Applicable:</u> The project is not proposing to cluster residential units. However, the proposed project would be compatible and enhance the character of surrounding neighborhoods.

Policy 1.3: Consider all design elements, including building size, height, mass, and architectural design, in the design review process so that new development does not conflict with the character of the neighborhoods.	<u>Consistent:</u> The proposed project would incorporate a "Rustic California" architecture into the project design, consistent with the City's Design Guidelines for the Canyon Country area. This style would enhance the character of surrounding neighborhoods.
Policy 1.4: Work with the residents of Placerita and Sand Canyons to develop special standards which reflect the lifestyles and character of these areas.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To encourage design excellence in the development of all public and private projects in the City.	<u>Consistent:</u> The proposed project would incorporate a "Rustic California" architecture into the project design, consistent with the City's Design Guidelines for the Canyon Country area. This style would enhance the character of surrounding neighborhoods.
Policy 2.1: Identify important design and aesthetic attributes that contribute to the unique character of the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.2: Provide for residential uses in proximity to business/commercial centers in a manner which promotes the neighborhood/village/town center planning concept and maintains the hierarchy of community centers and the concept of the Valley Center.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development that is designed in a town center concept, consistent with the requirements of this Policy.
Policy 2.3: Promote opportunities for greater pedestrian orientation and lifestyles.	<u>Consistent:</u> The proposed project would have an extensive pedestrian/bicyclist mobility system, which would include over 4 miles of trails and additional pathways, sidewalks, and bike routes.
Policy 2.4: Encourage key gateway design themes to the City's major communities consistent with the overall community image.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.5: Encourage the establishment of design themes while avoiding monotony within individual developments in the City.	<u>Consistent:</u> The proposed project would incorporate a "Rustic California" architecture into the project design, consistent with the City's Design Guidelines for the Canyon Country area. This style would enhance the character of surrounding neighborhoods.
Policy 2.6: Prepare and adopt design guidelines for the City and the individual communities that comprise the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.7: Promote opportunities for greater bicycle orientation and lifestyles.	<u>Consistent:</u> The proposed project would have an extensive pedestrian/bicyclist mobility system, which would include over 4 miles of trails and additional pathways, sidewalks, and bike routes.
Policy 2.8: Develop performance and design standards for buffer areas at the interface between uses.	<u>Consistent:</u> The proposed project would utilize architecture, landscaping, trail corridors, and recreational uses to create buffer areas between project uses.
Policy 2.9: Develop concepts and design standards for use by the Design Review Committee in the evaluation of proposed projects.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.10: Encourage public art as an entry focal point for residential developments.	<u>Consistent:</u> The proposed project would utilize public art throughout the project.
Policy 2.11: Encourage public art as an on-site amenity for large-scale commercial, industrial, and mixed land uses.	<u>Consistent:</u> The proposed project would utilize public art throughout the project.
Policy 2.12: Prepare and adopt ordinances to implement the "art in public places" concept.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: To promote design excellence in the development of business/commercial centers.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.

Policy 3.1: Improve the appearance and function of business and commercial centers within the planning area through architectural form, landscaping, parking and signage schemes.	<u>Consistent:</u> The proposed project's Specific Plan includes landscaping, parking, signage, and architectural standards.
Policy 3.2: Promote the development of a commercial business and retail City center through appropriate architectural form which encourages a unified theme and strong sense of place.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would create a commercial business and retail sub-center for the eastern Santa Clarita Valley. Further, the proposed project would, through its Specific Plan, create a unified architectural theme and a strong sense of place.
Policy 3.3: Encourage the establishment of mixed use and village commercial centers throughout the planning area and provide opportunities for plazas, urban open spaces, and the effective use of street furniture in downtown areas.	<u>Consistent:</u> The proposed project would assist in the implementation of this Policy through the creation of a transit-oriented, mixed-use development that provides for plazas, urban open spaces and the effective use of street furniture.
Policy 3.4: Encourage design and uses of commercial districts and related housing that add pedestrian orientation and that provide for safe and secure daytime and nighttime activities, i.e., the Newhall historic area and the City center.	<u>Consistent:</u> The proposed project would be a transit-oriented, mixed-use development that would provide for housing and commercial uses with pedestrian orientation.
Policy 3.5: Encourage the provision of on-site employee recreation and open space.	<u>Consistent:</u> The proposed project would provide for on-site employee recreation and open space within the project's commercial areas. Examples would include the Town Green, Vista Square, internal project trails, and outdoor employee lunch/seating areas.
Policy 3.6: Encourage the provision of buffering in areas near commercial centers and residential neighborhoods to help separate and delineate business and residential districts and to create visual diversity.	<u>Consistent:</u> The proposed project would include buffering between residential and commercial uses through the use of trail corridors, architecture, and open space or landscaped areas.
Policy 3.7: Discourage the development of small multi-tenant shopping centers which occupy corners or sections of blocks in favor of larger planned commercial and retail developments exhibiting consistent and uniform quality design themes which contribute in a positive way to the area.	<u>Consistent:</u> The proposed project would not include a small, multi-tenant shopping center but rather would orient commercial uses in a "Main Street" design, which would create a uniform design theme.
Goal 4: To continue to preserve and maintain special historical features and landmarks as focal points in the planning area.	<u>Consistent:</u> The proposed project would preserve and enhance the Mitchell Family Cemetery. Additionally, the proposed project would incorporate the area once consisting of the Mitchell Family Homestead into the Oak Park.
Policy 4.1: Identify historical areas and structures of local significance to the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.2: Encourage design measures for new development in historic areas, such as requiring adequate physical and visual buffers between historical areas and other land uses, and the use of compatible or similar construction materials and architectural styles so as not to detract from the integrity of historical features.	<u>Not Applicable:</u> There are no historical buildings on the project site. However, as indicated above, the Mitchell Family Cemetery and the site where the Mitchell Family Homestead was located would be preserved.
Policy 4.3: Preserve and maintain historic neighborhoods and reinforce the historic theme by requiring new development to be compatible with existing historic structures and historical points of interest.	<u>Not Applicable:</u> There are no historical neighborhoods on the project site; therefore, this Policy is not applicable to the proposed project.
Policy 4.4: Allow flexibility in applying building codes to buildings of historical and/or architectural significance.	<u>Not Applicable:</u> There are no existing buildings on the project site with historical or architectural significance.
Policy 4.5: Permit non-conforming uses, as appropriate, for buildings of historical and/or architectural significance.	<u>Not Applicable:</u> There are no existing buildings on the project site with historical or architectural significance.

Policy 4.6: Encourage low level pedestrian scale lighting.	<u>Consistent:</u> The proposed project would incorporate low level pedestrian scale lighting throughout the project.
Policy 4.7: Encourage the use of historic lighting styles in historical districts to create a special sense of place.	<u>Not Applicable:</u> The project site does not include a historic district.
Goal 5: To preserve and integrate the prominent and distinctive natural features of the community as open space for the use and visual enjoyment of all City residents.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site. Extensions of the Santa Clara River Trail would be built on both sides of the River corridor.
Policy 5.1: Retain designated major landforms, such as ridgelines, natural drainage ways, streams, rivers, valleys, and significant vegetation, especially where these features contribute to the overall community identity.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site.
Policy 5.2: Develop guidelines for any development located in view corridors or near prominent/unique landforms.	<u>Consistent:</u> The proposed project's Specific Plan would create development standards for the project, which would protect view corridors from SR-14 to the Santa Clara River corridor.
Policy 5.3: Where possible, incorporate attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, into the development of future projects to protect the environment and provide landscape opportunities, visual interest, scale and/or recreational opportunities.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site.
Goal 6: To protect and enhance open space areas that provides visual and aesthetic character and identity to the community.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site.
Policy 6.1: Establish programs and ordinances that will be effective in providing visual relief and separation between development and parks.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed Oak Park would adhere to City requirements for a neighborhood park.
Policy 6.2: Promote open areas, such as plazas, interior arcades, galleries, rooftop gardens, and scenic viewplaces, within intensive urban developments.	<u>Consistent:</u> The proposed project would include a variety of open areas, including the Oak Park, Community Garden, Vista Square, Town Green, trails, open spaces, and landscape areas.
Policy 6.3: Establish recreational areas for both passive and active activities.	<u>Consistent:</u> The proposed project would include recreational areas for both active and passive activities. These areas would include the Oak Park, Town Green, Community Garden, Vista Square and up to six private recreational facilities.
Policy 6.4: Develop a park classification program (regional, community, neighborhood/local, special use parks) which conforms to community recreation needs and encourages community identity throughout the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.5: Promote the concept of a network of neighborhood parks and open space areas; where possible integrate neighborhood parks with a larger communitywide system; incorporate jogging and hiking trails, bicycle paths, and equestrian trails links wherever possible.	<u>Consistent:</u> The proposed project would assist with the implementation of this Policy through the inclusion of the Oak Park, project trails and preservation and enhancement of the Santa Clara River corridor.
Policy 6.6: Promote the preservation recreational uses tied to the enhancement of open space and Santa Clara River Corridor as identified in the Land Use Element.	<u>Consistent:</u> The proposed project would promote the recreational uses tied to the enhancement of open space and the Santa Clara River corridor through the project's enhancement and preservation of the River corridor, the inclusion of multi-purpose trails on both sides of the River, the River Education Center, and the Oak Park (which is close proximity to the River Corridor).

Policy 6.7: Promote visual and physical buffers, where appropriate, by use of easements, roadways, trails, ridgelines, and other features, to delineate various communities in the Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. As indicated above, the proposed project is an infill development surrounded on all sides by development and located in the middle of the Canyon County community.
Policy 6.8: To the extent possible, promote the development of equestrian trails in river and stream channels and other open space areas away from urbanization and to connect with trails in the national forest in addition to locations within and adjacent to road easements.	<u>Consistent:</u> The proposed project would extend the Santa Clara River Trail (which includes an equestrian trail) along both sides of the Santa Clara River corridor. Trails internal to the proposed project would also permit equestrian travel, as a majority of the trails are “decomposed granite” trails.
Goal 7: To develop a safe and efficient circulation system that protects and enhances the overall community character.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project. However, the proposed project would result in the extension of Lost Canyon Road to Soledad Canyon Road.
Policy 7.1: Develop design principles for major roadway types which are consistent with roadway function and which address roadway improvements, landscaping, aesthetics, roadway signage, lighting, and pedestrian enhancements.	<u>Consistent:</u> The proposed project’s major roadway design would be consistent with roadway function and consistent with City standards for arterial roadways related to landscaping, signage, lighting, and sidewalks.
Policy 7.2: Encourage and enhance identifiable entryways for the overall community, individual residential neighborhoods, and unique or principal business/commercial districts of the City.	<u>Consistent:</u> The proposed project would include identifiable entryways to the community, the commercial areas, and residential neighborhoods.
Policy 7.3: Encourage the protection of view windows along major scenic highway and road corridors.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, views from SR-14 to the Santa Clara River would be maintained by the proposed project.
Policy 7.4: Roadways in hillside areas should be developed in accordance with special standards to ensure roadway design consistent with topography and sensitive to local relief.	<u>Not Applicable:</u> The proposed project is not located in a hillside area.
Policy 7.5: Except where special rural standards are necessary to maintain the rural characteristics of an area, sidewalks should be provided in all areas; such sidewalks need not always be located adjacent to the street and may meander within landscaped areas, interconnect businesses such as in an industrial park setting and link neighborhoods and services such as the paseo system.	<u>Consistent:</u> Sidewalks would be provided along all streets and drives. The sidewalks would also connect to the project trails, including the Santa Clara River Trail.
Policy 7.6: Encourage the design and development of multi-use trails and pedestrian ways as an alternative transportation mode and to reduce traffic.	<u>Consistent:</u> The proposed project would include an extensive pedestrian/bicyclist mobility system consisting of over 4 miles of trails and additional sidewalks, bike routes and pathways.
Goal 8: To ensure that signage throughout the City is visually attractive and minimizes distraction.	<u>Consistent:</u> The proposed project’s Specific Plan includes signage standards that would assist in the implementation of this Goal.
Policy 8.1: Enforce the Comprehensive Sign Ordinance which calls for the elimination of non-conforming signs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.2: Work with appropriate state, federal, and County agencies to prohibit billboards along freeway frontages and designated scenic highways.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. It should be noted that the project is not proposing any billboards.

Policy 8.3: Encourage distinctive signage which identifies principal entries to the City, unique districts, neighborhoods, and public buildings and parks.	<u>Consistent:</u> The proposed project's Specific Plan includes signage standards that would encourage distinctive, themed signage within the project's commercial areas.
Policy 8.4: Prohibit new billboards in the City and encourage the elimination of existing billboards Citywide.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.5: Prohibit private signs in the right-of-way.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 9: To promote superior landscape design that emphasizes aesthetics, function, and water conservation.	<u>Consistent:</u> The proposed project would incorporate a superior landscape design into the project. The proposed landscape plan for the project would utilize native and drought-tolerant plants for a majority of landscaped areas on site.
Policy 9.1: Encourage landscaping around residential, commercial, and industrial buildings and parking areas to enhance views from roadways and surrounding uses.	<u>Consistent:</u> Landscaping within the proposed project would enhance residential, commercial, and recreational uses.
Policy 9.2: Utilize landscaping techniques to screen incompatible land uses and create transition and buffer zones between conflicting use areas.	<u>Consistent:</u> Landscaping, along with other design features, would be utilized in the proposed project to create transition and buffer areas between uses.
Policy 9.3: Encourage major landscape themes to provide visual relief in highly urbanized areas.	<u>Consistent:</u> Landscaping, along with other design features, would be utilized in the proposed project to provide visual relief.
Policy 9.4: Develop landscape themes to accentuate the major public gateways to the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as it is not located at one of the major gateways to the City.
Policy 9.5: Develop Citywide landscape and tree planting guidelines which promote low maintenance, drought-tolerant and fire-resistant species.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project would utilize low maintenance, native, drought-tolerant landscaping for a majority of its landscaped areas.
Policy 9.6: Encourage incorporation of indigenous vegetation and compatible drought tolerant vegetation into landscape themes throughout the planning area.	<u>Consistent:</u> The proposed project would utilize low maintenance, native, drought-tolerant landscaping for a majority of its landscaped areas.
Policy 9.7: Encourage incorporation of indigenous landscape materials such as, native stone, river rock, and Bouquet Canyon stone into landscape themes.	<u>Consistent:</u> The project would incorporate stone consistent with the City Architectural Guidelines and the Specific Plan standards.
Policy 9.8: Promote sensitive landscape treatment of fuel modification zones between development and open space areas.	<u>Consistent:</u> The proposed project would have a fuel modification plan consistent with Fire Department requirements.
Policy 9.9: Encourage consistent application of materials and vegetation within communities and differentiate between communities.	<u>Consistent:</u> This proposed project's Specific Plan includes standards that would require the use of consistent materials and vegetation throughout the project.
Policy 9.10: Promote the establishment of landscape maintenance districts, homeowner association, assessment district, property owners assessment district or other methods to maintain open space and slope areas around residential areas.	<u>Consistent:</u> The proposed project would include a landscape maintenance district, homeowners association and a property owners association. These organizations would be charged with maintenance of various open space and landscaped areas.
Policy 9.11: Encourage the development of a tree replacement program.	<u>Consistent:</u> An Oak Tree Report was prepared for the proposed project and the project would replace trees proposed for removal in conformance with City requirements

Goal 10: To achieve architectural themes and forms that promote human scale and provide a comfortable human interaction with buildings.	<u>Consistent:</u> The proposed project's Specific Plan incorporates architectural themes and standards that would create a human scale. Vista Square and the "Main Street" are examples of this design.
Policy 10.1: Provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.	<u>Consistent:</u> The proposed project's Specific Plan would create an architectural theme for the project. Flexibility would be provided that would allow for variations of this theme to avoid monotony.
Policy 10.2: Encourage the use of materials that complement adjacent buildings and their surroundings.	<u>Consistent:</u> The proposed project's Specific Plan creates a high-quality, innovative, architectural design theme for the project that would compliment and enhance surrounding neighborhoods.
Policy 10.3: Encourage design solutions that consider physical scale of the area and adjacent buildings.	<u>Consistent:</u> The proposed project's Specific Plan incorporates architectural themes and standards that would create a human scale. Vista Square and the "Main Street" are examples of this design.
Policy 10.4: Examine potential opportunities for community theme elements within individual residential areas, neighborhood centers, recreation centers, landscaped street medians, and other community facilities.	<u>Consistent:</u> The proposed project's Specific Plan would create an architectural theme for the project. Flexibility would be provided that would allow for variations of this theme to avoid monotony.
Goal 11: To achieve a coordinated and efficient infrastructure system that is visually unobtrusive while designed to meet the current and future needs of the planning area.	<u>Consistent:</u> All transmission lines within the project site would be placed underground.
Policy 11.1: Encourage placement of transmission power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.	<u>Consistent:</u> All transmission lines within the project site would be placed underground.
Policy 11.2: Require that new electrical, telephone, cable television, mechanical equipment and other distribution lines be placed underground.	<u>Consistent:</u> All distribution lines within the project site would be placed underground.
Policy 11.3: Require that all new on-site connections and utilities are installed underground and prepare and implement an undergrounding program for existing development, where possible.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.4: Ensure that utilities and connections which are located aboveground do not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which they are located.	<u>Consistent:</u> Above-ground utility connections would not adversely impact access, visibility or the character of adjacent structures, consistent with City requirements.
Policy 11.5: Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 11.6: Incorporate landscaping, undergrounding, berms, and other techniques and design measures to integrate public facilities, such as water tanks and major water transmission lines, where visible, into the community design.	<u>Consistent:</u> The project's proposed water reclamation plant would be heavily landscaped to buffer the facility from adjacent uses. Additionally, the facility's proposed architecture would be consistent with the project's architecture.
Policy 11.7: Encourage design solutions that reduce impacts/constraints from railroad right-of-ways within the planning area.	<u>Consistent:</u> The proposed project would include landscaping and decorative fencing along the railroad right-of-way adjacent to the project site.
Policy 11.8: Examine the use of the land under high power transmission lines for landscaping, tree farms, additional safe recreation areas, and other appropriate feasible uses.	<u>Not Applicable:</u> The project site does not contain high power transmission lines.
Policy 11.9: Encourage single pole transmission towers and cellular poles, and avoid reinforced structural support bases.	<u>Not Applicable:</u> The project site does not contain high power transmission lines.

Policy 11.10: Encourage a community design relative to housing, commercial, and industrial uses that provides convenience and fiscal stability.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project. However, the proposed project includes a mix of land uses (residential, commercial, office, entertainment) that would assist in providing existing and future residents with convenience and the City with fiscal stability.
Housing Element	
Goal 1: To provide opportunities for production of a range of new housing in the planning area to meet the needs of all income groups.	<u>Consistent:</u> The proposed project would provide a range of housing types that would accommodate households with varied income levels.
Policy 1.1: Implement the land use plan which provides opportunities for the development of a wide variety of new housing types within the City.	<u>Consistent:</u> The proposed project would provide a range of housing types that would accommodate households with varied income levels.
Policy 1.2: Evaluate development proposals within the unincorporated portions of the planning area to ensure that development is consistent with both the City's and County's Land Use Plan.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project as the proposed project is part of an area proposed for annexation to the City of Santa Clarita.
Policy 1.3: Continue to monitor residential development capacity as provided, for under the City and County Land Use Elements to ensure that these plans will enable the planning area to meet the housing needs of the future population of the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.4: Promote the development of compatible mixed use projects in order to create a village concept, with various interacting uses to facilitate the efficient use of facilities and services and to stimulate activity.	<u>Consistent:</u> The proposed project is a mixed-use, transit-oriented development that includes various interacting uses and services, which would stimulate activity.
Policy 1.5: Review and support, as appropriate, programs to increase the supply of housing throughout the region. Give full consideration to the impacts on environmental, market, infrastructure, public services, utilities, human resources, and other factors.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.6: Develop incentives or other mechanisms to encourage the private sector to provide opportunities for needed quality and creative housing in the City (e.g., loft apartments, commercial, residential mixed uses).	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.7: Promote cooperation among jurisdictions to meet regional housing needs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To identify adequate housing sites appropriately zoned with development standards, and public services and utilities needed to facilitate residential development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.1: Promote methods to enhance the availability of land for residential development within the framework of the Land Use Element, Zoning Ordinance, and Housing Element.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 2.2: Locate higher density residential development and housing for the elderly in proximity to public transportation and commercial land uses, and in proximity to public services and recreational opportunities, and/or target the future provision of such services to accommodate existing or new housing for the elderly.	<u>Consistent:</u> The proposed project would be a transit-oriented, mixed-use development, which would include a Metrolink Station and Bus Transfer Station. Residential units would be located in close proximity to services, transit, and recreational uses.

Goal 3: To provide sites suitable for a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including low and moderate income, large families, handicapped, families with female heads of households, farm workers, and the elderly.	<u>Consistent:</u> The proposed project would provide a range of housing types that would accommodate households with varied income levels.
Policy 3.1: Implement the City <u>General Plan</u> Land Use Element, which provides opportunities for a range of housing densities and types.	<u>Consistent:</u> The proposed project would provide a range of housing types that would accommodate households with varied income levels.
Policy 3.2: Periodically review development standards contained in the City's Unified Development Code (UDC) to ensure consistency between the UDC and the <u>General Plan</u> , including provisions to facilitate affordable housing without diminishing quality.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.3: Encourage a mix of housing types and densities in new large scale residential developments.	<u>Consistent:</u> As indicated above, the proposed project would provide a range of housing types that would accommodate households with varied income levels.
Policy 3.4: Establish provisions to allow mobile homes and manufactured housing on residential lots.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.5: Existing and future infrastructure needs should be addressed in connection with considerations for new development proposals.	<u>Consistent:</u> The proposed project includes infrastructure improvements necessary to construct the development. Examples include the extension of Lost Canyon Road to Soledad Canyon Road, various traffic mitigation improvements, and the Metrolink Station and Bus Transfer Station.
Policy 3.6: Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and it anticipates and facilitates the orderly provision of future development and infrastructure consistent with this <u>General Plan</u> .	<u>Consistent:</u> The proposed project includes infrastructure improvements necessary to construct the development. The project would be completed in multiple phases in order to correlate infrastructure and amenities with residential and commercial development.
Policy 3.7: Provide opportunities for the development of adequate housing to provide the City's fair share of low and moderate income households.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.8: Encourage and participate in low and moderate income and senior citizen housing programs financed by other levels of government.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.9: Promote the dispersal of low and moderate income housing throughout the Santa Clarita planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.10: Encourage the development of residential units which are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.11: Consider alternative development standards are practical in light of environmental, market, infrastructure and other factors to promote desired housing types and benefits, while also protecting the quality of life in the City.	<u>Consistent:</u> The proposed project would utilize alternative development standards within the project site to permit mixed-use, live-work units, shared parking, and reduced street widths to promote pedestrian mobility.
Policy 3.12: Encourage the exploration of non-traditional housing models to accommodate affordable housing and/or the need for temporary or transitional shelter for special needs such as for the abused, neglected, divorced, homeless, handicapped, large families, farm workers, etc.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.13: Encourage the development of self-help projects like Habitat for Humanity.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Goal 4: To maintain and improve the condition of the existing housing stock, particularly the affordable portion of the housing stock, where feasible.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 4.1: Encourage the, upkeep, maintenance, and rehabilitation of existing housing in the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.2: Promote the maintenance of existing affordable housing throughout the City, including dwellings occupied by households utilizing Section 8 programs and other governmental and/or non-profit housing assistance programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.3: Utilize programs, such as Community Development Block Grants, to improve the condition of the existing housing inventory.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.4: Promote increased awareness among property owners and residents of the importance of property maintenance for long term housing quality.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.5: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.6: Enforce the States Residential Conservation Law which denies state income tax benefits to owners of substandard dwelling units.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.7: Promote residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.8: Encourage the retention of existing single-family neighborhoods which are economically and physically sound.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.9: Maintain and enhance the quality of residential neighborhoods.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.10: Support ongoing state programs for manufactured housing and encourage the retention and maintenance of mobile home parks within the City, where consistent with standards for a suitable living environment and compatible with surrounding land uses.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.11: Study the use of, and implement when appropriate, state redevelopment law and other techniques to replace or upgrade blighted housing conditions in the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 5: To address and remove governmental constraints on the maintenance, improvement, and development of housing where appropriate and legally possible.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 5.1: Promote reasonable processing time and fees, including consideration of adjustment or waiver of fees to facilitate non-profit affordable housing and other special needs projects.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.2: Establish target areas for future housing rehabilitation and maintenance programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.3: Encourage alternative forms of home ownership, such as shared equity ownership and limited equity ventures.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.4: Facilitate the purchase of rental units by existing tenants when/if converted to condominium ownership.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 5.5: Encourage the enactment of federal and state legislation to provide funding for the maintenance and development of affordable housing.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.6: Allow density bonuses, or other incentives of equivalent financial value, as required by state law, when a new housing development includes an appropriate number of affordable units.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 6: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, age, physical handicap, color or sexual orientation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.1: Promote safe and secure housing and neighborhoods, and encourage housing design which serves to deter crime.	<u>Consistent:</u> The project EIR incorporates the Sheriff's Department design requirements as mitigation measures to ensure adequate public safety is incorporated into building designs.
Policy 6.2: Cooperate with governmental and nonprofit agencies and citizen groups that monitor housing discrimination complaints and practices.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.3: Affirm a positive action posture which will assure that unrestricted access to housing is available to all segments of the community.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.4: Encourage local private non-profit groups to support and assist the homeless.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.5: Encourage housing design standards that promote accessibility by the elderly and disabled.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.6: Review and prepare recommendations to alleviate the shortages of temporary and/or transitional shelter resources for those people in the City who are without permanent housing.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.7: Permit, subject to reasonable regulation, the location of residential care facilities in residential neighborhoods, as required by state law.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 7: To provide new housing opportunities which are sensitive to social, aesthetic, and environmental needs.	<u>Consistent:</u> The proposed project would provide new housing, which would be sensitive to the social, aesthetic, and environmental needs of the community.
Policy 7.1: Restrict housing development in areas containing important natural resources consistent with other goals and policies pertaining to natural resource areas.	<u>Consistent:</u> The proposed project restricts the location of housing to less sensitive locations on the project site, while preserving the segment of the Santa Clara River corridor located on the project site as open space.
Policy 7.2: Encourage clustering or grouping of structures within areas containing important natural resources in order to preserve those resources.	<u>Consistent:</u> The proposed project preserves the segment of the Santa Clara River corridor located on the project site through restoration and enhancement, provides transition areas, and includes long-term monitoring and maintenance.
Policy 7.3: Ensure the variety and visual appeal of residential development through project specific design review.	<u>Consistent:</u> The proposed project's architecture would comply with the City's guidelines for the Canyon Country area.
Policy 7.4: Require residential projects situated in mountainous terrain to preserve major ridgelines and other significant environmental features.	<u>Consistent:</u> The proposed project is not located in a hillside or mountainous area. Furthermore, the proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site.

Policy 7.5: Designate areas of restricted development due to their highly sensitive natural characteristics; such areas include Significant Ecological Areas, mountain ridgelines, and water resources.	<u>Consistent:</u> The proposed project would enhance and preserve the segment of the Santa Clara River corridor located on the project site.
Goal 8: Provide new housing opportunities, which are environmentally sensitive and energy efficient.	<u>Consistent:</u> The proposed Specific Plan includes a Climate Action Plan that identifies energy conservation strategies, renewable energy strategies, and water conservation measures incorporated into the project design.
Policy 8.1: To the extent feasible, require the incorporation of energy conservation features in the design of all new housing developments and encourage the installation of conservation devices in existing development.	<u>Consistent:</u> The proposed Specific Plan includes a Climate Action Plan that identifies energy conservation strategies, renewable energy strategies, and water conservation measures incorporated into the project design.
Policy 8.2: Promote water conservation through education, public service announcements, and other similar techniques.	<u>Consistent:</u> The proposed Specific Plan includes a Climate Action Plan that identifies energy conservation strategies, renewable energy strategies, and water conservation measures incorporated into the project design.
Policy 8.3: Encourage and provide incentives for the installation of energy conservation techniques in new and existing housing.	<u>Consistent:</u> The proposed Specific Plan includes a Climate Action Plan that identifies energy conservation strategies, renewable energy strategies, and water conservation measures incorporated into the project design.
Economic Development and Community Revitalization Element	
Goal 1: To achieve a balanced mix of manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified, stable, and environmentally sound local economic base.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 1.1: Seek to expand City's economic base by planned annexation program.	<u>Not Applicable:</u> While this Policy is a responsibility of and directed to the City of Santa Clarita, the proposed project includes a large commercial-office component that would add to the City's economic base.
Policy 1.2: Determine a desirable business diversification profile for the City of Santa Clarita.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.3: Develop standards to allow for multiple economic activities in business and industrial park areas.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would allow for multiple economic activities in its commercial/office areas.
Policy 1.4: Encourage business opportunities in the eastern portion of the planning area, in addition to known new commercial and industrial centers along Interstate 5, and especially in the community of Canyon Country and in proximity to SR-14.	<u>Consistent:</u> The proposed project would develop up to 950,000 square feet of commercial and medical office, retail, theater, restaurant, and hotel uses in the eastern Santa Clarita Valley in close proximity to SR-14.
Policy 1.5: Assist in the development and promotion of amusement, entertainment, filming, and the arts as a theme for the planning area to create a positive identity and enhance tourist and business opportunities to bring revenues to the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.6: Annually or biannually prepare a Santa Clarita Valley labor market profile for purposes of recruiting firms.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.7: Work together with local educational institutions, employers, real estate developers, and others to anticipate changes occurring in employment demands in the City, and together with these groups, promote job training, skill enhancement, and educational excellence.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.8: Assess periodically those social, economic, political and other forces which are affecting the City's competitive position in the region and, where possible, develop policies and programs in response to those forces to enhance the City's competitive position.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.9: Actively pursue hotel and major business development Citywide.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would incorporate a hotel and office campus within the development.
Policy 1.10: Monitor and assess the City fiscal position relative to the land use mix and any changes associated with the land use mix.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.11: Promote development of a historical district which would include special lighting standards, restaurants, specialty shops, and encourage tourism.	<u>Not Applicable:</u> The project site is not located in a historic district.
Goal 2: To ensure adequate infrastructure and economic base support, the City should seek to stimulate simultaneous development of businesses and housing occurring within its boundaries and within the planning area.	<u>Consistent:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. However, the proposed project is a mixed-use development, consisting of both residential and commercial land uses.
Policy 2.1: Monitor on an ongoing basis (annually) the extent and location of development and changes occurring within the planning area in order to measure the degree to which needed balance between land uses allocated in the <u>General Plan</u> is maintained.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.2: Routinely define and promote the City's expectations for balanced development of housing, retail, office, industrial, and other nonresidential land uses in concert with City marketing efforts.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.3: Assess job/housing balance targets from time to time, in order to move the City toward its defined goals.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would create up to four times as many jobs as housing units.
Policy 2.4: Seek a Memorandum of Understanding, or other cooperative effort with the County of Los Angeles, regarding allocations of approvals of development on the City's periphery and in the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.5: Coordinate the timing of development with the phased provision of local infrastructure including: <ul style="list-style-type: none"> • arterial roadway development; • wastewater treatment capacity, plants, and expansion; • water supply districts and extensions; • county roadway/bridge assessment districts; • allocations of utility/pipeline/communications franchises within the planning area; • adequate school facilities; • fire station facilities; • parks and trails; and • public facilities. 	<u>Consistent:</u> The project includes infrastructure improvements necessary to construct the development. The proposed project would be completed in multiple phases in order to correlate infrastructure and amenities with site development.
Policy 2.6: Work with Los Angeles County to promote City standards of development and services within developments in the Santa Clarita planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 2.7: Seek a City Sphere of Influence consistent with the planning area of this <u>General Plan</u> .	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.8: Assist in planning for the need to balance City environmental and permit processes with the objectives of economic development.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the <u>General Plan</u> .	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 3.1: Explore the feasibility of creating City Council-controlled specific purpose entities such as: <ul style="list-style-type: none"> • an economic development corporation and/or agency; • an industrial development corporation; • a redevelopment agency; • Visitor and Convention Bureau; or • a public/private partnership. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.2: Conduct an extensive public outreach program on growth management, inclusive of cooperation and coordination with homeowner groups, Chambers of Commerce, Santa Clarita Valley organizations, agencies, school districts, water, sanitation, and road districts, cities and counties, etc.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.3: Establish a Public Facilities Funding Corporation to provide for: <ul style="list-style-type: none"> •issuance of debt by the City; •review and/or approval of issuance by developer of debt for public facilities; and •packaging of debt issuances with other jurisdictions. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.4: Explore the possibility of a small business incubator program and other programs to enhance small businesses.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.5: Promote financial assistance and cooperation (where practical) to continue support of film making, film liaison activities, tourism, and business relocation/development opportunities in Santa Clarita.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 4: To serve existing and new economic growth, the City should pursue timely and equitable strategies to provide financing of basic, community, and public safety infrastructure.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 4.1: Actively solicit increased funding and local priorities agreements with Caltrans to provide ongoing freeway facility expansion and maintenance.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project applicant has entered into a mitigation agreement with Caltrans for impacts related to SR-14.
Policy 4.2: Work in support of local school districts to determine additional methods of providing local capital for school district facilities development, rehabilitation, and maintenance.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project applicant has entered into mitigation agreements with the affected school districts.
Policy 4.3: Establish priorities for long-term debt financing and the repayment of infrastructure debt.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.4: Identify, and where appropriate, establish enterprise funding methods for public infrastructure in order to provide self-sufficient service operations, maintenance costs, and debt retirement.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

<p>Policy 4.5: Consider the creation of various financing mechanisms which provide sustained support for economic development ventures, such as:</p> <ul style="list-style-type: none"> • Redevelopment tax increment; • Business Improvement Districts for business promotion; • Benefit Assessment Districts; or • Sales Tax Increment Districts. 	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Goal 5: To ensure the City's present and future fiscal balance of municipal revenues and expenditures is maintained.</p>	<p><u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.</p>
<p>Policy 5.1: Seek a mixture of land uses, and the progressive and concurrent development of such uses, so that service costs are provided for in the municipal budget, the General Fund, Capital Improvement Program, Enterprise Funds, and other financing mechanisms.</p>	<p><u>Consistent:</u> The proposed project is a mixed-use development that includes residential, commercial/retail, and office uses in close proximity to each other. The proposed project is designed with a "town center," to maximize walkability, and includes a multi-modal transit center.</p>
<p>Policy 5.2: Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of municipal fiscal balance.</p>	<p><u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the fiscal study prepared by the City for the proposed annexation areas, including the project site, indicates that the annexation would be revenue positive upon completion of the project.</p>
<p>Policy 5.3: Develop a method that allows the City to impose on new development a requirement to pay for infrastructure as development occurs (i.e., development impact fees).</p>	<p><u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would pay the applicable development impact fees.</p>
<p>Policy 5.4: Developers should provide fiscal impact analysis and pro forma information to the City on development projects.</p>	<p><u>Consistent:</u> The fiscal study prepared by the City for the proposed annexation areas, including the project site, indicates that the annexation would be revenue positive upon completion of the project.</p>
<p>Goal 6: To market and promote the City's available resources as necessary to encourage further expansion of the economic base.</p>	<p><u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.</p>
<p>Policy 6.1: Consider the establishment of an economic development office to develop a program to enhance the economic base of the City.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 6.2: Cooperate with Chambers of Commerce and revenue source agencies to develop and enhance the economic base of the City.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 6.3: Foster enterprise stimulation by providing current City statistics and brochures to prospective businesses.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 6.4: Be proactive in stimulating and attracting new business to locate in Santa Clarita.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 6.5: Develop and implement a comprehensive marketing plan which strongly focuses on community wants and needs.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 6.6: Attract the development of community and regional serving retail and commercial services, promote the City as a retail and service center and capture sales tax revenues currently being lost to other communities.</p>	<p><u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, consistent with this Policy, the proposed project would incorporate a retail and service center within the development.</p>
<p>Goal 7: To promote revitalization for the City's long-term economic stability.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>

Policy 7.1: Determine specifically which areas of the City require further revitalization or initiation of new revitalization or redevelopment efforts.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.2: Determine which areas of the City contain obsolete uses, have potential for use if infrastructure is provided, or are likely to experience cessation of use in the next decade.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.3: Determine which major rights-of-way are likely to change in character in the near future, and the degree to which right-of-way improvements can stimulate adjacent private land assembly and re-use.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.4: Encourage landowners to redevelop properties in a manner which is beneficial to the community.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.5: Stress the need to revitalize and upgrade the San Fernando Road corridor as part of a comprehensive revitalization effort.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.6: Encourage assembly of properties to promote revitalization.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 8: Identify programs, plans and mechanisms necessary to implement a Redevelopment/Revitalization Program.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 8.1: Describe the scale, type, and "units of improvement" necessary in each potential revitalization need area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.2: Design Revitalization Delivery Programs (techniques, authorities, funding, partnership requirements) which have clear targets, understandable mechanisms, and workable incentives.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.3: Adopt a plan for each revitalization program and project area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 8.4: Set obvious frameworks for carrying out revitalization and redevelopment implementation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 9: To prepare a long-range financial plan which would contain both an operating and capital plan and be updated on a regular basis.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.1: Strive to make the Fiscal Planning System operational and useful in entitlement decisions no later than 1992.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 9.2: Formally adopt an annual long-range financial plan.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Public Services, Facilities, and Utilities Element	
Goal 1: Work with utilities and other service providers to ensure adequate and safe public infrastructure and public services for City residents, including upgrading and expansion of existing deficient systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

<p>Policy 1.1: Determine service standards and cooperate with providers for each of the following services, facilities, and utilities servicing City residents:</p> <ul style="list-style-type: none"> • Roads; • Solid Waste Collection, Conversion, Reduction and Disposal; • Communication Services (limited to cable television franchises); • Law Enforcement; • Fire Protection; and • Day Care Program. 	<p><u>Consistent:</u> The project Draft EIR addresses the service standards and the impacts of the project on roads, solid waste collection, law enforcement, and fire protection.</p>
<p>Policy 1.2: Work with service providers to determine standards for the following regulated utilities and services:</p> <ul style="list-style-type: none"> • Water Supply and Treatment; • Sewage Collection and Treatment; • Storm Drains/Flood Control; • Natural Gas; • Electricity; • Schools; • Libraries; • Hospitals; • Ambulance; • Paramedics; • Communication Services (other than cable television franchises); and • Solid Waste Collection, Conversion, Reduction and Disposal. 	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 1.3: Establish and maintain a record of the capacity, utilization, and availability of the above-mentioned services, utilities, and facilities serving the planning area.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.</p>
<p>Policy 1.4: Using such records as described in Policy 1.3, design and implement a development monitoring system (DMS) to evaluate the individual and cumulative impact of existing and proposed development on the service capacity of public services, facilities, and utilities, and use results from the DMS to mitigate impacts and/or facilitate improvements and development requirements.</p>	<p><u>Consistent:</u> The project Draft EIR addresses the service capacities of public services, facilities, and utilities and requires the implementation of various mitigation measures to reduce individual and cumulative impacts, as needed.</p>
<p>Policy 1.5: Require that new developments be prohibited or delayed unless necessary public services and utilities will be available at the time of occupancy or will be provided within a reasonable period of time as part of an adopted improvement plan.</p>	<p><u>Consistent:</u> All new infrastructure associated with the proposed project would be constructed and would be available as project development occurs.</p>
<p>Policy 1.6: Prepare, monitor, and update a comprehensive capital improvements plan involving all service providers. Use this plan to identify all planned and proposed capital improvements, including new facilities and expansion of existing facilities and undergrounding of utilities.</p>	<p><u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable the proposed project.</p>
<p>Policy 1.7: Work with wholesale and retail water purveyors to ensure provision of an adequate supply of water of high quality to all households and businesses within the City.</p>	<p><u>Consistent:</u> This project Draft EIR (see Section 4.8) concludes that there would be sufficient water supplies for the project, existing development, and future growth.</p>
<p>Policy 1.8: Promote water conservation and reclamation in order to reduce water consumption in existing and future developments.</p>	<p><u>Consistent:</u> The proposed project promotes both conservation (drought-tolerant landscaping, weather based controllers, etc.) and reclamation (Vista Canyon Reclamation Plant).</p>

Policy 1.9: Ensure that the community is provided with adequate trash collection, including the installation and maintenance of public trash receptacles on streets, in parks, and in other public places.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.10: Develop a compliance plan in accordance with the California Integrated Waste Management Act of 1989, including a Citywide recycling program.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.11: Develop a drainage master plan that is sensitive to environmental and aesthetic concerns.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.12: Work with responsible agencies, such as wholesale and retail water purveyors, the Department of Public Works, Flood Control District, Southern California Gas Company, Southern California Edison, Pacific Bell, and the school districts to ensure: <ul style="list-style-type: none"> • the provision of a sufficient supply of water at a reasonable rate; • regular maintenance, updating, and improvement of catch basins; • water, sewer, and storm drain/flood channel systems; • the provision of sufficient gas and electric services; • the provision of sufficient and continued telecommunication service; • a quality educational system; and • the protection of ground and surface water quality. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.13: Explore the possibility of using cable television for the presentation of information regarding community services and activities, public education, and other significant City issues.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.14: Encourage the County to evaluate the existing and future library system in the planning area and ensure that sufficient facility and book volume per person ratios and other special services are met by permanent structures or bookmobiles that are accessible to the greatest number of people.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.15: Maintain law enforcement and fire protection personnel and service standards to ensure that all residents, businesses, and visitors to the City are protected.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.16: Support public safety education programs and neighborhood organizations to prevent crime and fire hazards.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.17: Support the school districts in promoting a high standard of education in local school systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.18: Work and cooperate with school districts, developers, and the County to ensure appropriate means to facilitate the development of school facilities to accommodate growth and ensure that the school districts can meet future needs.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the project applicant has entered into mitigation agreements with the affected school districts.
Policy 1.19: Enhance the level and quality of community services and facilities, and improve availability throughout the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.20: Analyze the need for and, if appropriate, encourage the location of a new sanitation plant on the east side of the City as demand increases.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would include a water reclamation plant to provide recycled water to the project and surrounding areas.
Policy 1.21: Maximize services and costs through shared use sites for compatible public services and facilities, when practical and appropriate, such as combined siting for parks, schools, libraries, and fire stations.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To serve and protect the groundwater resources of the Santa Clarita Valley and adjacent drainage areas in a manner which will provide for future use of these resources for domestic and agricultural uses.	<u>Consistent:</u> The proposed project would preserve and enhance the segment of the Santa Clara River corridor located on the project site, allowing for continued recharge.
Policy 2.1: Maintain data and information regarding surface water and groundwater resources for domestic and agricultural uses.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.2: Maintain data and information on all surface and groundwater users within the Santa Clarita Valley and adjacent drainage basins that may affect local surface water and/or groundwater supplies to monitor withdrawal and conservation of resources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project; however, CLWA and the various water retailers in the Santa Clarita Valley do monitor groundwater supplies and promote conservation of resources.
Policy 2.3: Maintain data and information on any commercial and/or agricultural uses that do not use approved sewer and/or sanitation systems to dispose on site of wastewater or permit surface water runoff that may degrade local or regional surface and/or groundwater resources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.4: Acquire and maintain the most current information available regarding the status of local surface water and groundwater resources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.5: Acquire and maintain the most current information available regarding the status of local surface water and groundwater users.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.6: Acquire and maintain the most current information available regarding commercial and agricultural land uses that do not dispose on site of wastewaters in permitted sewer and/or sanitation systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.7: Prohibit any use that cannot safeguard surface water and/or groundwater resources and that does not utilize approved on-site or off-site wastewater disposal systems.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: To allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 3.1: Make use of specific plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services.	<u>Consistent:</u> The project proposes a Specific Plan that would identify the nature, timing, cost, and financing mechanisms to fund improvements and services.
Policy 3.2: Utilize, where appropriate, public financing mechanisms, such as special assessment districts, and community facilities districts, such as Mello-Roos, to fund improvement and service costs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 3.3: Use the City's fiscal planning system computer model in order to determine General Fund impacts for major projects.	<u>Consistent:</u> The City has conducted a fiscal study of the proposed annexation area, including the project site. Upon buildout of the proposed project, the annexation areas would be revenue positive for the City.
Policy 3.4: Support funding of infrastructure improvements that are consistent with the City's <u>General Plan</u> and financing guidelines.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.5: Aggressively pursue County, state, and federal funding for roads, freeway, and highway expansion in the Santa Clarita Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 4: Ensure that all public infrastructure improvements are compatible with surrounding and nearby development.	<u>Consistent:</u> The proposed project is consistent with this Goal because it would provide all infrastructure improvements necessary to serve the project.
Goal 5: To ensure that all public services, utility systems, and facilities are designed and maintained as stated in the Goals and Policies section of the Public Safety Element to provide acceptable levels of safety and security.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 5.1: Promote the safe use of toxic materials and their safe disposal as outlined in the Goals and Policies section of the Public Safety Element.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.2: Promote the establishment of collection centers and programs to recycle and safely dispose of toxic/hazardous waste substances.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.3: Establish public education, recycling, conservation, and safety programs for the residents and businesses of the planning area in the following areas: <ul style="list-style-type: none"> • Earthquake safety with respect to public utilities and facilities; • Safe disposal of toxic waste; • Recycling of oil and grease; • Landscape chemicals; • Litter, and anti-graffiti; • Pesticides; • Fire safety; and • Other disasters. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.4: Support laws and requirements to monitor, prevent, and correct, as appropriate, contamination of soil, air and water.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.5: Develop programs to reduce the use and disposal of toxic/hazardous materials.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.6: Establish a sanitary sewer system hookup program for all densities and intensities of land use except very large lots and remote rural uses and locations.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, the proposed project would connect to a sanitary sewer system.
Human Resources Element	
Goal 1: To encourage adequate social service programming for existing and future residents responsive to the needs of diverse populations, including, but not limited to, families with children, seniors and the frail elderly, minorities, persons with disabilities, immigrants, and the homeless.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 1.1: Coordinate an effective and responsive social services delivery system.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.2: Work with social service providers to evaluate and develop service methods to assure that the City's social services meet a high standard.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.3: Periodically monitor human services needs through population trend analysis, needs assessment analysis, public hearings, and other means.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.4: Encourage cooperative and supportive relationships between the City, private agencies, and other social service providers to avoid duplication in the provision of similar social services.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.5: Provide human service information to the community through community-based organizations and coordination with private service providers.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.6: Promote services which are responsive to the needs of families and children.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.7: Encourage volunteer assistance in City programs, such as parks and recreation.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.8: Encourage City departments working with the Hispanic and other non-English speaking populations to have multi-lingual staff available.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.9: Monitor availability of and encourage development of "headstart" and literacy programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.10: Continue and retain a permanent child care coordination office.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.11: Work with the private and public sources of child care to monitor and evaluate child care needs and develop appropriate policy responses to those needs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.12: Evaluate zoning codes to permit or conditionally permit child care centers and homes in any zone in which they are needed.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.13: Encourage the provision of child care programs and/or facilities for public employees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.14: Encourage all major employers to provide child care provisions for their employees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.15: Evaluate the feasibility of providing and staffing public facilities for child care in conjunction with City parks and recreation programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.16: Encourage the establishment of after-school parks and recreation programs that would accommodate children in elementary school and junior high school.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.17: Facilitate the regulatory process to include working with federal, state and County agencies to concurrently inspect and process approvals for local health, Fire Department, and building safety in an expedient time frame.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.18: Monitor the needs of the homeless and encourage assistance through appropriate programs and shelters.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 1.19: Conduct a study analyzing the feasibility of a Child Care Ordinance and/or development impact fees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 1.20: Recommend criteria and standards for inclusion of child care facilities in future development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, child care uses would be permitted within the commercial areas of the proposed project.
Policy 1.21: Encourage the development of recreation programs targeted to meet the needs of senior citizens, handicapped, youth, teens, and to prevent the proliferation of gangs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 2: To promote the provisions of a broad range of high quality health care services to meet the existing and future needs of City residents.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 2.1: Encourage health care services and programs which serve all segments of the population, including, but not limited to, lower income families, seniors, immigrants, homeless, handicapped, and the developmentally impaired.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.2: Seek health care facility and program funding from County, state, federal, and private sources.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.3: Assess and monitor specific health care needs of the community and encourage facility development in the appropriate areas.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, medical office uses would be permitted in the commercial areas of the proposed project.
Policy 2.4: Encourage the development of medical care facilities balanced throughout the City.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, medical office uses would be permitted in the commercial areas of the proposed project.
Policy 2.5: Encourage the development and continuation of programs for seniors, children, families, and handicapped persons, including, but not limited to: <ul style="list-style-type: none"> • Transportation/Dial-a-Ride for the elderly and handicapped; • Anti-Drug & Alcohol and illiteracy prevention education programs; • Daycare programs and facilities for children, seniors, and those with special daycare needs; and • Wellness and medical screening programs to avoid major health care emergencies. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.6: Establish standards for ambulance service.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.7: Encourage the siting of public health clinics near target populations and/or public transportation routes.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 2.8: Advocate and assist in the coordination of programs for the aged.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 3: To encourage the development of a wide range of community and cultural activities throughout the planning area.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 3.1: Encourage the establishment of community-based organizations and develop community gathering areas which promote a variety of cultural activities in the planning area.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.2: Preserve and enhance designated significant historic assets and other structures and amenities which provide community focal points and which broaden the cultural and preservation opportunities within the City.	<u>Consistent:</u> The proposed project would enhance and preserve the Mitchell Family Cemetery.

Policy 3.3: Encourage and support where practical communitywide cultural programs for all ages such as: <ul style="list-style-type: none"> • Cultural education programs; • Art in public places programs, funding from 1 percent of the estimated value of new nonresidential development; and • Art programs and classes in schools. 	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.4: Encourage the use of community arts in public places, such as schools and libraries.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.5: Encourage cable television to provide public access programs and broadcasts of public meetings.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.6: Consider the establishment of a cultural center for art, music and other cultural activities.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 3.7: Consider recognition of sister cities to learn more about different cultures and governments.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 4: To encourage improved educational and training opportunities and services for the people throughout the planning area.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 4.1: Promote job education and training at the secondary school and junior college level.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.2: Encourage and promote substance abuse and rehabilitation programs at high school, junior college, college, and the work forces through coordination with City staff, service organizations, school districts, the Sheriff Department, and related agencies.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.3: Work with the school districts to promote improvement of the level of aptitude of high school and junior college students both academically and vocationally to surpass state and national standards.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.4: Encourage establishment of Head Start or similar programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.5: Establish a citizen group to explore the feasibility of attracting a university to the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 4.6: Encourage the establishment of trade/technical schools.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 5: To encourage the development of affordable and quality daycare for the children of the Santa Clarita Valley.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 5.1: Work with the private and public sources of child care to monitor and evaluate child care needs and develop policy responses to these needs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.2: Evaluate the feasibility of including child care uses and homes in the zoning or Conditional Use Permit Ordinance by right in any zone in which they are needed.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.3: Encourage the provision of child care programs and/or facilities for public employees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.4: Encourage all major employers to provide child care provisions for their employees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 5.5: Evaluate the feasibility of providing and staffing public facilities for child care in conjunction with City parks and recreation programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.6: Encourage the establishment of after school parks and recreation programs that accommodate elementary and junior high children.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.7: Facilitate the child care regulatory process by working with the state and County to develop a system in which the licensing and inspection and the approvals for local health, Fire Department and building safety can be coordinated in a reasonable amount of time.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.8: Prepare a study to analyze the feasibility of the establishment of development impact fees.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.9: Recommend criteria and standards for inclusion of child care facilities in future development.	<u>Consistent:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. However, child care facilities would be permitted within the commercial areas of the proposed project.
Policy 5.10: Continue a permanent child care coordination office.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 5.11: Study the feasibility of establishing a Parenting Resource Center.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 6: To prevent the formation, migration and proliferation of gangs in the Santa Clarita Valley.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 6.1: In conjunction with the Sheriffs Department, school districts, social service agencies and the community, prepare and implement a Gang Prevention Plan.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.2: Study the feasibility of using GAP officers from the County Probation Department to track and monitor high risk youth.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.3: Facilitate the mainstreaming of ethnic groups into traditional sport and recreation activities so they may acquire the skills for future success.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.4: Maximize recreational opportunity in neighborhoods not having access to parks and facilities through the use of innovative programs such as the park mobile.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.5: Expand the existing drug education and gang education programs to include an element on graffiti prevention.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.6: Continue to support the voluntary efforts of the Graffiti Removal Committee.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 6.7: Continue to support the efforts of Dapac.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Goal 7: To stimulate pride in the appearance of our community and improve the quality of life.	<u>Not Applicable:</u> This Goal is a responsibility of and directed to the City of Santa Clarita. This Goal is not applicable to the proposed project.
Policy 7.1: Continue to support the upgrading of neighborhoods through rehabilitation programs.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.

Policy 7.2: Continue to support the Community Service Center.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.3: Make a concerted effort to remove abandoned vehicles from the street, vacant lots and streams of the Valley.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.4: Formulate a public information and cooperation program to prohibit parking on street sweeping days so that we may maximize this important tax payer supported activity.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.5: Provide a consistent pattern of code enforcement in the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.6: Provide advertising and information on the City Home improvement grants for neighborhoods.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.7: Promote neighborhood cooperation to clean up areas through neighborhood meetings and contact from the City.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.
Policy 7.8: Support the efforts of the Santa Clarita Pride Committee.	<u>Not Applicable:</u> This Policy is a responsibility of and directed to the City of Santa Clarita. This Policy is not applicable to the proposed project.