



SECTION 4.0 POLICY CONSISTENCY

This section provides a preliminary analysis of the project consistency with County plans and policies. A final determination of project consistency with plans and policies will be made by Newhall County Water District (NCWD).

4.1 LAND USE ELEMENT

The Santa Clarita Valley Area of the Los Angeles County General Plan (General Plan) designations for the parcels adjacent to the proposed pipeline corridor include three Urban Designations:

Urban 1 (U1) = 1.1 to 3.3 dwelling units per acre (DU/ac);

Urban 2 (U2) = 3.4 to 6.6 DU/ac, and

Urban 3 (U3) = 6.7 to 15 DU/ac.

The General Plan Designations for parcels in the vicinity of the project area include these three urban designations as well as areas designated for Open Space, Hillside Management, Significant Ecological Areas, and Public Service Facilities.

4.1.1 Land Use Designation and Zoning

The Vasquez Water Main Project path is adjacent to, or intersects with, the following Assessor's Parcel Numbers (APNs):

- 3231-007-903 (the parcel in which the Mint Canyon Creek portion of the project is located);
- 3231-005-006, -010, -011, -013, -014, -060, -500, and -501;
- 3231-004-025, -014, -015, -033, and -034;
- 3231-001-015 and -019;
- 3231-017-024 and -026; and
- 2813-015-024.

The land use designations for these parcels include U1, U2, and U3; and these parcels are zoned with Urban Zoning consistent with their respective General Plan Urban Designations.

4.1.2 Land Use Policies

The current *Santa Clarita Valley Area Plan*, a component of the *County of Los Angeles General Plan* (Comprehensive Update: 6 December 1990) is maintained by the Los Angeles County Department of Regional Planning. The Area Plan states that, for the Canyon Country (generally north of the City of Santa Clarita), including the Sand Canyon, Sierra Highway, and Vasquez Canyon areas, "Continued residential expansion is foreseen in Canyon Country within the constraints of the roadway networks". Development consistent with the General Plan designations for the area is continuing, as can be seen from the already recorded, approved, and pending projects (see Table, 3-1) located in the vicinity of the proposed NCWD pipeline project.

The Santa Clarita Valley Area Plan, Land Use Element of Section 1.3, states it shall "provide for development in the study area, which is consistent with the plan, and to encourage other governmental and private agencies to do the same". The NCWD Vasquez Water Main Project is consistent with these policies.





4.1.3 Planned Development Policies

The Santa Clarita Valley Area Plan Policies include the Land Use Element. The Land Use Element section includes provisions for accommodation of projected land use and urban growth as identified in the Plan and the Area Plan Maps. These provisions include, but are not limited to:

- a) Development in the study area consistent with the plan; and
- b) Promotion of a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.

The Land Use Element also includes four primary criteria for patterns of population and land use distribution:

1. Sensitivities of natural environmental systems;
2. Hazards or constraints of natural environmental systems of land use;
3. Infrastructure and service capacities; and
4. Need for the project.

The Land Use Element also includes provisions that encourage development of convenient services to meet the needs of Santa Clarita Valley residents to ensure adequacy of public services. The proposed NCWD pipeline is consistent with these provisions of the Area Plan Land Use Policies.

4.2 HOUSING ELEMENT POLICIES

The County of Los Angeles implements the Housing Element Policies of the Santa Clarita Valley Area Plan. The NCWD Vasquez Water Main Project would serve the existing, proposed, and planned development within their district boundaries. The review of the Housing Element Policies demonstrates that the proposed NCWD pipeline is consistent with those policies. The Housing Element section of the Area Plan includes provisions to support and promote efforts by:

1. Public and private agencies and citizen groups to provide sufficient housing in all price ranges;
2. Review of government procedures to reduce costs for housing developments; and
3. Improve housing quality and preserve older commercial areas by providing increased residential densities near these existing commercial areas.

The proposed NCWD pipeline is consistent with these provisions, as it will provide an upgraded water supply, service and sufficient water flow for fire protection services to both existing and pending/proposed development, including existing commercial areas.

4.3 CIRCULATION ELEMENT POLICIES

The County of Los Angeles implements the Circulation Element Policies. The NCWD Vasquez Water Main Project would serve the existing and proposed development within their district boundaries. As development proceeds according to the Area Plan, contributions made by those development projects to road improvements in the area demonstrate that the proposed NCWD pipeline is consistent with the policies of the Area Plan Circulation Element.



4.4 PUBLIC SERVICES AND FACILITIES ELEMENT

The proposed NCWD Vasquez Water Main Project is consistent with policy Sections 1.1 and 1.2:

Water Supply Section 1.1 requires developing and using groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs.

The NCWD Vasquez Water Main Project will insure that groundwater supply does not exceed its safe yield.

Water Supply Section 1.2 requires using imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.

The project would serve the existing, proposed, and planned development within the district boundaries and could potentially serve areas that may be annexed to the district by the Local Agency Formation Commission.

4.5 ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

The County of Los Angeles implements the Environmental Resources Management Element Policies. The NCWD Vasquez Water Main Project would serve the existing, proposed, and planned development within their district boundaries. The proposed project is located within the right-of-way of an established roadway; therefore, it will not impact Significant Ecological Areas.

Natural Resources Section 1.7 requires that an archaeological surface reconnaissance and impact assessment be conducted by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.

Consistency with this section of the policies reviewed is achieved by mitigating the impact to cultural resources to a less-than-significant level by providing a qualified archaeologist and a Tataviam representative to review the nature and significance of any artifacts found at the site and to monitor any mitigation of cultural resources. The pipeline project is consistent with this policy.

4.6 NOISE ELEMENT

The County of Los Angeles implements the Noise Element Policies. The NCWD Vasquez Water Main Project would serve the existing, proposed, and planned development within the district boundaries. Even with the temporary construction activity, the pipeline project is consistent with these policies.

4.7 SAFETY ELEMENT

The County of Los Angeles implements the Safety Element Policies. The proposed project is located within the right-of-way of an established roadway; therefore, it will not conflict with the policies of the Safety Element. Temporary traffic inconvenience will be accommodated through traffic signage and safety controls during construction activities. The pipeline project will also provide water for fire protection in the area.

4.8 ENERGY CONSERVATION ELEMENT

The County of Los Angeles implements the Energy Conservation Element Policies. With the implementation of those policies through the discretionary project permit process the pipeline project is consistent with the General Plan Policies.



NCWD Vasquez Water Main Project: DEIR (SCH No. 2002121116)

Appendix A. Notice of Preparation

DMEC Project No. 01-0112

November 2003

