

TABLE 4.6-2: COMPARISON OF THE PROPOSED PROJECT TO SCAG REGIONAL POLICIES		
POLICY TYPE AND GOALS	CONCLUSION	DISCUSSION
GROWTH MANAGEMENT CHAPTER		
3.01 The population, housing and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.	Not Applicable.	The proposed project would add additional students to the surrounding community and would not require SCAG forecasts to be used in land use planning for this project.
3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.	Consistent with this policy.	Adequate public facilities, transportation, and utilities infrastructure are in place for the proposed project and would not affect regional growth.
GROWTH MANAGEMENT POLICIES TO IMPROVE THE REGIONAL STANDARD OF LIVING		
3.05 Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.	Consistent with this policy.	The project is an urban infill redevelopment project and would utilize existing facilities and transportation infrastructure.
3.09 Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.	Consistent with this policy.	The project is an urban infill redevelopment project and would utilize existing facilities and transportation infrastructure.
3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.	Consistent with this policy.	The City of South Gate Draft General Plan 2035 calls for a specific plan to be developed for the South Gate College District. The proposed project would help to streamline adjacent development in accordance with the anticipated specific plan and could be used as an environmental clearance resource for the City of South Gate.
GROWTH MANAGEMENT POLICIES RELATED TO IMPROVE THE REGIONAL QUALITY OF LIFE		
3.12 Encourage existing or proposed local jurisdiction's programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.	Consistent with this policy.	The proposed project would provide trip reduction potential by offering a full educational program, reducing the need to travel to main campus.
3.13 Encourage local jurisdiction's plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.	Consistent with this policy.	The proposed project is consistent with the City's Draft General Plan 2035 goal to reuse and redevelop the site for educational use.
3.14 Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.	Consistent with this policy.	The existing campus is an activity center for the City. The expansion of the campus would increase the density and development of the college and surrounding uses.
3.15 Support local jurisdictions strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.	Consistent with this policy.	The proposed project will be constructed along the transit-oriented Firestone Corridor, which has two bus lines which allow connections to the Metro Green Line, Blue Line and Harbor Transitway.

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3.16 Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.	Consistent with this policy.	The purpose of the project is to adaptively reuse the existing buildings on the site. Thus the proposed project would maximize the use of existing public facilities and infrastructure through infill and redevelopment.
3.17 Support and encourage settlement patterns, which contain a range of urban densities.	Not Applicable.	The project is an urban infill redevelopment project and would not induce settlement patterns.
3.18 Encourage planned development in locations least likely to cause environmental impact.	Not Applicable.	The proposed development is an infill project directed at redeveloping an industrial site. Since the site is located in an urbanized area, no natural areas would be affected.
3.20 Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.	Not Applicable.	The site is located in an urbanized area which is devoid of such vital resources. Hence, no vital resources would be directly or indirectly affected by the proposed project.
3.21 Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.	Consistent with this policy.	The proposed project environmental review included a complete investigation into the potential presence of cultural and archaeological resources (see Section 4.4), and contains provisions to avoid any potential impacts.
3.22 Discourage development, or encourage the use of special design requirements in areas with steep slopes, high fire, flood, and seismic hazards.	Consistent with this policy.	The facility will be made Field Act compliant to safeguard against the threat to seismic hazards. The project site is not susceptible to high fire, flood, or slope hazards.
3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.	Consistent with this policy.	This EIR contains mitigation measures to reduce noise. Biological and ecological resources would not be affected by the proposed project. The proposed project would be built in accordance with all current earthquake standards and emergency plans would be submitted for approval to applicable agencies prior to operations.
GROWTH MANAGEMENT POLICIES RELATED TO SOCIAL, POLITICAL, AND CULTURAL EQUITY		
3.24 Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.	Not Applicable.	The proposed project would not supply housing but would eventually transform an industrial area into a service-oriented area capable of supporting additional residential uses that would serve the campus as envisioned in the City's development of the area, specified in the Draft General Plan 2035.
3.27 Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.	Consistent with this policy.	The proposed project would transform a satellite campus into a college that provides a full range of educational resources, as well as parking facilities. All of these facilities would be of benefit to the communities they serve.

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REGIONAL TRANSPORTATION PLAN		
4.01 Transportation investments shall be based on SCAG's adopted Regional Performance Indicators.	Not Applicable	Transportation investments associated with the proposed project would be based on surrounding traffic conditions.
4.02 Transportation Investments shall mitigate environmental impacts to an acceptable level.	Consistent with this policy.	Transportation mitigation measures are included in this EIR to mitigate environmental impacts to acceptable levels. (see Section 4.10)
4.04 Transportation Control Measures shall be a priority.	Consistent with this policy.	The proposed project would utilize a variety of tools to minimize vehicular trips and promote alternative transportation modes.
4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.	Consistent with this policy.	The proposed project is an infill project that would utilize the existing transportation system.
AIR QUALITY CHAPTER CORE ACTIONS		
5.07 Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.	Consistent with this policy.	This policy is largely regional in scope. However, the proposed project would incorporate all applicable source reduction and control measures including AQMD Rule 403 - Fugitive Dust Control, and would strive to identify other programs and actions throughout the life of the proposed project so that options to command and control regulations can be assessed.
5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.	Consistent with this policy.	The interrelationship between air quality, land use, transportation, and economic relationships was considered throughout the analysis contained in this EIR to ensure consistency and minimize conflicts.
OPEN SPACE CHAPTER ANCILLARY GOALS		
9.01 Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.	Consistent with this policy.	The proposed project includes an athletic field to help meet the recreational needs of the students and surrounding community.
9.02 Increase the accessibility to open space lands for outdoor recreation.	Consistent with this policy.	The proposed project includes an athletic field to create much needed open space in the western portion of the project site.
9.03 Promote self-sustaining regional recreation resources and facilities.	Not Applicable	The proposed project would not contribute to or eliminate regional recreation resources.
9.04 Maintain open space for adequate protection of lives and properties against natural and man-made hazards.	Consistent with this policy.	The proposed project has no effect on the risk to natural and man-made disasters and does not require buffer areas of open space.
9.05 Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.	Not Applicable	The site is located in an urbanized area where occurrence of such potential hazards is not likely.

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9.07 Maintain adequate viable resource production land, particularly lands devoted to commercial agriculture and mining operations.	Not Applicable	The project site does not contain resource production lands.
9.08 Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.	Not Applicable	The site is located in an urbanized area which is devoid of such ecologically significant resources. Hence, no change would occur.
WATER QUALITY		
11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.	Consistent with this policy.	The feasibility of using reclaimed water for the landscaped and open space areas of the project site will be examined as plans for the site progress in detail.
SOURCE: SCAG Regional Comprehensive Plan and Guide, April 2001.		

As described in Section 4.3 Biological, Agricultural, and Mineral Resources, the project site is not within any Habitat Conservation Plan or Natural Community Conservation Plan.

The proposed project would be consistent with all regional and local plans and policies except for the height restriction that could potentially be exceeded by the proposed parking structure. A height variance would be required for the parking structure if it were to exceed 45 feet. The height variance would be subject to approval of the City Council delegated party, typically a zoning administrator or board of zoning adjustment. Therefore, with the finding of fact should a height variance be required, the proposed project would a less-than-significant impact related to adopted plans and policies.

Land Use Compatibility

Land use compatibility is the degree to which a proposed land use is compatible with surrounding existing land uses. A final determination of compatibility is not an objective of the CEQA process. However, a decision regarding land use compatibility is based on numerous factors, many of which coincide with CEQA issue areas. The analysis of air quality, noise, and hazards, in particular, inform the lead agency about the potential effects to residents, students, and employees that would be present in the project area from existing adjacent uses. Please refer to Section 4.2 Air Quality, 4.6 Hazards and Hazardous Materials, and 4.7 Noise for the analysis of environmental impacts in these areas.

The proposed project is located in an industrial area that has historically contained a heavy industrial use factory, resulting in an inherent incompatible land use associated with various industrial processes, including, but not limited to air quality, noise, and odors, that are problematic to surrounding residences. The proposed project would introduce a full service institutional use that would serve as an anchor to the revitalization of the surrounding community and future development. The proposed project would result in a land use that is extremely compatible with the surrounding residences and community scale commercial development. The project area is transitioning to a dense and vibrant institutional area, as identified in the vision for the new General Plan. Future development would fulfill the opportunity for this investment to comply with this vision. Therefore, a beneficial impact is anticipated related to land use compatibility for the proposed project.