

Appendices



Appendix IS-1



Project Design Features and Mitigation Measures
for Issues Scoped Out in the Initial Study

APPENDIX IS-1

PROJECT DESIGN FEATURES AND MITIGATION MEASURES FOR ISSUES SCOPED OUT IN THE INITIAL STUDY

Project Design Features (PDFs)

PDFs are specific design and/or operational characteristics proposed by the Project Applicant that are incorporated to provide an environmentally beneficial effect. Because PDFs are incorporated into the project, they do not constitute mitigation measures. Even so, PDFs are incorporated into the Mitigation Monitoring and Reporting Program (MMRP) should it be approved by the County of Los Angeles to ensure that they are implemented as a part of the project.

Valencia Commerce Center (VCC) Mitigation Measures

The County of Los Angeles imposed mitigation measures to minimize impacts to various environmental resources areas when it certified the EIR and approved the Valencia Commerce Center (VCC) development in 1991. All applicable mitigation measures from the Mitigation Monitoring Program (MMP) adopted by the County in 1991 would continue to apply only to the VCC.

The County of Los Angeles imposed mitigation measures to minimize impacts to various environmental resource areas when it certified the EIR and approved the Valencia Commerce Center (VCC) development in 1991. All applicable mitigation measures from the Mitigation Monitoring Program (MMP) adopted by the County in 1991 would continue to apply only to the VCC Planning Area and would be included in the Mitigation Monitoring and Reporting Program (MMRP) for the project should it be approved by the County of Los Angeles.

Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) Mitigation Measures

In conjunction with its approval of the State-certified EIR and Newhall Ranch RDMP/SCP (referred to in this Supplemental EIR as “the 2017 Approved Project”), the California Department of Fish and Wildlife (CDFW) adopted mitigation measures to minimize impacts related to various environmental resource areas. Numerous mitigation measures contained in CDFW’s adopted Mitigation Monitoring and Reporting Plan (MMRP) for the State-certified EIR and Newhall Ranch RDMP/SCP also apply to the project and would be carried forward into the MMRP for the project should it be approved by the County of Los Angeles.

Entrada South/Valencia Commerce Center (ES/VCC) Mitigation Measures

Mitigation measures designated at ES/VCC measures have been included and addressed in the Initial Study. These measures have been included in addition to the VCC and RMDP/SCP measures to reflect current situational needs and to provide an effective level of mitigation for issues scoped out in the Initial Study. These measures would be included in the MMRP for the project should it be approved by the County of Los Angeles.

AESTHETICS
Project Design Features
PDF-VR-1: During construction, temporary green screen construction fencing 6 feet tall shall be placed on-site adjacent to public roadways to screen much of the construction activity from view at street level.
PDF-VR-2: During construction, all security lighting shall be properly shielded and projected downwards such that light is focused on construction equipment or materials and not on adjacent roadways or off-site areas.
PDF-VR-3: Prior to issuance of a building permit, the Project Applicant shall submit Design Guidelines to the County of Los Angeles Department of Regional Planning. The Design Guidelines shall address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. In particular, the Design Guidelines shall establish the following: <ul style="list-style-type: none"> • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground. • Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact. • Rooftop equipment shall be screened from view from public streets. • Outdoor lighting within the Project Site shall be projected downwards to illuminate the intended surface and minimize light spillover and glare generation; and shall consist of low-intensity downlight or be equipped with louvers, shields, hoods, or other screening devices, as appropriate. • Only non-reflective or low-reflective building materials, or those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.
RMDP/SCP Mitigation Measures
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.
VCC Mitigation Measures
VCC-VR-1: ¹ Development of the proposed project will be in accordance with design concepts specified in CUP 87-360. Guidelines have been developed to preserve key views and open space. Significant ridgetop areas totaling nearly 300 acres will be permanently allocated as natural open space.
VCC-VR-2: Over 40% of the site will be open space and include large areas of coastal sage scrub/chaparral vegetation, flood control channels, and the SCE easement.
VCC-VR-3: Graded areas that are not developed will be replanted with drought tolerant, fire resistant native and non-native species.
VCC-VR-4: Temporarily removed riparian vegetation will be replaced, so that there is no net loss of habitat.
VCC-VR-5: Oak trees will be removed and replaced per Oak Tree Ordinance requirements.
VCC-VR-6: Views of the project from Hasley Canyon Road and adjacent residences will be screened by landscaping, building height limitations, a combination berm/wall and building setbacks. Glare from building materials will be minimized by the use of glazing with low reflectivity characteristics.

¹ All VCC measures included herein are excerpted from the Mitigation Monitoring Program adopted at the September 17, 1991 Los Angeles County Board of Supervisors meeting, at which meeting the Board certified the VCC EIR (SCH No. 1987- 123005).

VCC-VR-7: Landforms and landscaping will be used to screen water tanks from view to the extent possible. Further, water tanks will be painted to match surrounding soil color whenever possible. <i>(This mitigation measure is not applicable as water tanks are not proposed in the Valencia Commerce Center Planning Area. No further action on this measure is required.)</i>
VCC-VR-8: The berm/wall along the residential portion of Backer Road will be landscaped to provide an aesthetically pleasant view. <i>(Compliance with this mitigation measure has been achieved as this berm/wall has already been constructed for this portion of the project. No further action on this measure is required.)</i>
VCC-VR-9: The area on the bluffs adjacent to the residential tract will be designated commercial. Separation between residents of the Live Oak community and buildings to the west on the bluffs will be provided through a minimum of 150-foot wide natural slope buffer (60 feet high) and a building setback of 50 feet. No buildings will directly abut and look over the residential area. A combination of landscaping, berms and/or walls will substantially screen buildings from view. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i>
VCC-VR-10: The design concept for the proposed project employs architecture reflecting contemporary styles and materials. All roof equipment including heating, air conditioning and ventilation equipment, will be located or screened so as not to be visible from neighboring sites or adjacent streets.
VCC-VR-11: Landscaping will be used extensively to provide visual cohesiveness for the entire development, and to provide, where applicable, transitions between manmade features and native terrain.
VCC-VR-12: Outdoor lighting within the proposed project area will be placed and shielded so that it will not cause excessive glare or light spillage onto neighboring areas.
VCC-VR-13: Any project signage located at the Backer Road/The Old Road intersection shall be limited to “residentially oriented” monument signs. In addition, the words “commerce” or “industrial” shall not appear on any such sign. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i>
VCC-VR-14: The Permittee shall provide a berm-residential security fence combination at the top of the slope for the C-3-DP property, the intent of which is to screen future commercial buildings from a certain “band” of homes within the adjacent residential tract. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i>
VCC-VR-15: Buildings set behind the berm would be screened by a berm-fence varying in total height. The “band of homes”, berm-fence illustration, and typical sightline are contained in Exhibits G & H of the CUP. The Permittee may adjust building and/or pad heights, building setbacks and berm-fence heights so as to achieve the same screening effect as illustrated in the CUP exhibits. The residential security fence shall not exceed 6 feet in height including 3 feet of slumpstone, 3 feet of wrought iron, and 6 foot pilasters place 50 feet apart. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i>
VCC-VR-16: The Permittee shall revegetate the easterly side of the berm on the C-3-DP parcel with native and natural appearing plant species so as to provide an appearance similar to the adjacent natural slope. The revegetation shall include native shrubs planted at the top of the berm so as to screen the residential security fence. The revegetative plantings shall be irrigated until growth is well established, after which irrigation shall be gradually withdrawn. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i>
VCC-VR-17: The Permittee shall construct a pedestrian overcrossing over Backer Road, located west of Cambridge Avenue, as required by condition number 38 of the Conditional Use Permit. Fencing of at least eight feet in height shall enclose the overcrossing along each of the overcrossing’s sides. In addition, the Permittee shall construct a view-obscuring six-foot high slumpstone wall along the southerly edge of the walkway extending from the overcrossing to the easterly end of the landscape

<p>berm. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i></p>
<p>VCC-VR-18: The SCE Easement shall remain as shown on Exhibit B of the Conditional Use Permit, with the exception that (i) the Permittee shall construct a paved access road in accordance with SCE standards, and (ii) SCE may make changes to the easement areas which are beyond the control of the Permittee.</p>
<p>VCC-VR-19: The Permittee shall construct a County Engineer Standard D-65 wall along the westerly top of roadway slope within the Old Road right-of-way from Backer Road southerly a distance of approximately 650 feet. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i></p>
<p>VCC-VR-20: The Permittee shall construct, upon the written request of any owner of any of the residential lots adjacent to the Permittee’s project, consisting of Lots 49 through 57 of Tract 44460, two additional courses of slumpstone block on the top of the existing rear wall to a total height of six feet. <i>(Compliance with this mitigation measure has been completed and this mitigation measure does not apply to the Valencia Commerce Planning Area. No further action on this measure is required.)</i></p>
<p>AGRICULTURE AND FORESTRY RESOURCES</p>
<p>RMDP/SCP Mitigation Measures</p>
<p>RMDP/SCP-AG-1: In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Project area over the course of its development.</p>
<p>RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.</p>
<p>CULTURAL RESOURCES—PALEONTOLOGICAL RESOURCES</p>
<p>RMDP/SCP Mitigation Measures</p>
<p>RMDP/SCP-PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils.</p> <p>(a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project’s monitoring paleontologist.</p> <p>(b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s).</p> <p>Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading.</p> <p>This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.</p>

RMDP/SCP-PR-2: The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.
RMDP/SCP-PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.
RMDP/SCP-PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.
RMDP/SCP-PR-5: Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.
RMDP/SCP-PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.
RMDP/SCP-PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.
VCC Mitigation Measures
VCC-CR-1: If remains, artifacts or cultural resources are discovered all development activity will cease, an assessment will be completed and appropriate mitigations developed prior to continuation of development in that area. <i>(Compliance with this mitigation measure is superseded and fully implemented by RMDP/SCP-CR-5 and RMDP/SCP-CR-6. Because the Valencia Commerce Center Planning Area is required to implement mitigation measures RMDP/SCP-CR-5 and RMDP/SCP-CR-6, no further action on this measure is required.)</i>
VCC-CR-2: Detailed surface field surveys will be conducted with each tentative map approval.

RMDP/SCP Mitigation Measures
<p>RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal Corps, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).</p>
<p>RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken:</p> <ol style="list-style-type: none"> 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: <ol style="list-style-type: none"> a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: <ol style="list-style-type: none"> (i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to the Project applicant for means oftreating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a locationnot subject to further subsurface disturbance: <ol style="list-style-type: none"> a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediationby the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.
GHG EMISSIONS/ENERGY
RMDP/SCP Mitigation Measures
Building Energy Efficiency
<p>RMDP/SCP-2-1: Prior to the issuance of residential building permits for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the residential development within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric.</p> <p>A ZNE Report shall provide, at a minimum, the following information:</p>

- Confirmation that the residential development shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application.
- Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards.

In demonstrating that the residential development achieves the ZNE standard, the ZNE Report may:

- Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building.
- Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE.
- Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings.
- If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 metric tonnes carbon dioxide equivalents (MTCO_{2e}) of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report.

(This mitigation measure applies to Entrada South without change, with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO_{2e} of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard. This mitigation measure is not applicable to Valencia Commerce Center because no residential development is proposed.)

RMDP/SCP-2-2: Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric.

("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings. "Public facilities" are fire stations, libraries, and elementary, middle/junior high and high schools.)

A ZNE Report shall provide, at a minimum, the following information:

- Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application.
- Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards.

In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may:

- Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building.
- Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE.
- Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings.
- If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 MTCO_{2e} of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report.

(This mitigation measure applies to Entrada South and Valencia Commerce Center without change, with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO_{2e} of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)

RMDP/SCP-2-3: Prior to the issuance of private recreation center building permits, the project applicant or its designee shall submit swimming pool heating design plans to Los Angeles County for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers on the RMDP/SCP project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency. *(This mitigation measure applies to Entrada South without change. This mitigation measure is not applicable to Valencia Commerce Center because no private recreation center is proposed.)*

Mobile Sources

RMDP/SCP-2-4: Prior to the issuance of residential building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County for review and approval, which demonstrate that each residence within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port electric vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station.

Additionally, prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall establish and fund a dedicated account for the provision of subsidies for the purchase of zero emission vehicles (ZEVs), as defined by CARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County.

<p>The dedicated account shall be incrementally funded, for each village-level project, in an amount that equals the provision of a \$1,000 subsidy per residence – on a first-come, first-served basis – for 65 percent of the village’s total residences subject to application of Title 24, Part 6, of the California Code of Regulations. <i>(This mitigation measure applies to Entrada South without change. This mitigation measure is not applicable to Valencia Commerce Center because no residential development is proposed.)</i></p>
<p>RMDP/SCP-2-5: Prior to the issuance of commercial building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP project site shall be equipped with electric vehicle (EV) charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. (“Commercial buildings” include retail, light industrial, office, hotel, and mixed-use buildings.)</p> <p>The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. <i>(This mitigation measure applies to Entrada South and Valencia Commerce Center without change.)</i></p>
<p>RMDP/SCP-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land developments that are part of the project.</p> <p>Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies.</p> <p>In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or equivalent management entity shall be established to provide the services required, as applicable. <i>(This mitigation measure applies to Entrada South and Valencia Commerce Center without change.)</i></p>
<p>RMDP/SCP-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along:</p> <ol style="list-style-type: none"> 1. State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; 2. Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; 3. Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and, 4. Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. <p>To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable.</p>

<p>A majority of the signals that will be synchronized will be new signals constructed/installed by the project. Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization. The project is responsible for paying 100 percent of the applicable fee amount for the signal synchronization work, with assurance that the necessary funding will be available to fully implement this measure. <i>(This mitigation measure applies to the traffic signals within each project area of Entrada South and Valencia Commerce Center without change.)</i></p>
<p>RMDP/SCP-2-8: Consistent with the parameters of the Newhall Ranch TDM Plan, the project applicant or its designee shall provide Los Angeles County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the project’s TDM Plan. The proof of funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels. <i>(This mitigation measure applies to Entrada South without change. This mitigation measure is not applicable to Valencia Commerce Center because no residential development is proposed.)</i></p>
<p>RMDP/SCP-2-9: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, the project applicant or its designee shall provide Los Angeles County with proof that it has provided a subsidy of \$100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s). <i>(The Entrada South Project shall be responsible for its proportional share of the referenced subsidies. This mitigation measure is not applicable to Valencia Commerce Center because no residential development is proposed.)</i></p>
<p>RMDP/SCP-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP projectsite, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the related construction and vegetation change GHG emissions associated with each such grading permit (the “Incremental Construction GHG Emissions”) by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6):</p> <p>Directly undertake or fund activities that reduce or sequester GHG emissions (“Direct Reduction Activities”) and retire the associated “GHG Mitigation Credits” in a quantity equal to the Incremental Construction GHG Emissions. A “GHG Mitigation Credit” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)). An “Approved Registry” is an accredited carbon registry as defined by the GHG Reduction Plan; or</p> <p>Obtain and retire “Carbon Offsets” in a quantity equal to the Incremental Construction GHG Emissions. “Carbon Offset” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)). <i>(This mitigation measure applies to Entrada South and Valencia Commerce Center without change.)</i></p>
<p>Local/Off-site Mitigation</p>
<p>RMDP/SCP-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program (“Retrofit Program”), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the “Retrofit Reduction Requirement”) as included in Final AEA Appendix 13:</p>

- For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 MTCO_{2e};
- For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 MTCO_{2e}. (“Commercial development” includes retail, light industrial, office, hotel and mixed-use buildings.)

Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures.

The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director.

(This mitigation measure applies to Entrada South without change. This mitigation measure applies to Valencia Commerce Center without change, other than that the residential portion of this mitigation measure does not apply to the Valencia Commerce Center because no residential development is proposed.)

RMDP/SCP-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. (“Commercial development” includes retail, light industrial, office, hotel and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur.

The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.

The EV charging stations shall be located within the geographic area defined to include Los Angeles County. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. *(This mitigation measure applies to Entrada South without change. This mitigation measure applies to Valencia Commerce Center without change, other than that the residential portion of this mitigation measure does not apply to the Valencia Commerce Center because no residential development is proposed.)*

RMDP/SCP-2-13: In addition to Mitigation Measures 2-1 through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such

as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry.

Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan:

- Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions;
- Undertake or fund Direct Reduction Activities and retire the associated Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or
- If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions.

Compliance with MM 2-13 shall be demonstrated incrementally prior to obtaining building permits.

The Incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in MTCO₂e set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero. *(This mitigation measure applies to Entrada South without change. This mitigation measure applies to Valencia Commerce Center without change, other than that the residential portion of this mitigation measure does not apply to the Valencia Commerce Center because no residential development is proposed.)*

Project Applicant–Proposed Supplemental Commitment

In addition to the installation of EV charging stations required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur.

The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour.

<p>For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.</p> <p>The EV charging stations shall be located either on the project site or within the jurisdictional area of the Southern California Association of Governments. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. <i>(This supplemental commitment applies to Entrada South without change. This mitigation measure applies to Valencia Commerce Center without change, other than that the residential portion of this mitigation measure does not apply to the Valencia Commerce Center because no residential development is proposed.)</i></p>
<p>GEOLOGY AND SOILS</p>
<p>ES/VCC Mitigation Measures</p>
<p>ES/VCC-GEO-1: Prior to the issuance of building permits, all structures shall be designed using sound engineering judgment and the latest California Building Code (CBC) requirements, as a minimum, which prescribe minimum lateral forces, applied statically to each habitable structure, combined with the gravity forces of dead and live loads.</p>
<p>ES/VCC-GEO-2: Prior to the issuance of rough grading permits, in those portions of the Entrada and VCC planning areas where the anticipated seismic differential settlement exceeds the County of Los Angeles' one-inch seismic differential settlement standard, alluvium removal will be required based on the recommendations of a registered geotechnical engineer, pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports.</p>
<p>ES/VCC-GEO-3: Prior to the issuance of rough grading permit, in order to address landslides, unstable soils, liquefaction, expansive soils and dry-sand settlement, a Corrective Grading Plan delineating the areas where such geotechnical conditions exist shall be prepared by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports. The Corrective Grading Plan shall address the following:</p> <ul style="list-style-type: none"> a. Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2, or as superseded by CGS guidance in effect at the time of implementation of this measure). Ground modification shall consist of the removal of some of the soil material subject to liquefaction and/or elevating the site grades over the material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 30 feet. Structures shall be designed to resist the anticipated static and seismic total and differential settlements. b. Landslides shall be stabilized and/or removed, and/or building setbacks shall be used to protect structural integrity. c. Grading and engineering design requirements shall address the removal of unstable soils, stabilization of potential landslide areas, and compaction of engineered fill to meet County of Los Angeles soil compaction requirements (County of Los Angeles Grading Guidelines, 2008). d. Areas where expansive soils are encountered shall include grading measures designed to locate expansive soils and implement recommendations to reduce hazard of construction in expansive soils including but not limited to removing expansive soil and replacing with engineered fill, installing drainage systems, using stiffened foundations systems, or conducting engineered preparation of building pads.
<p>ES/VCC-GEO-4: Prior to the issuance of building permits, soil corrosion testing shall be completed, and appropriate mitigation shall be implemented in accordance with the latest California Building Code (CBC) as a minimum, to reduce hazard of construction in corrosive soils.</p>
<p>VCC Mitigation Measures</p>

VCC-GEO-1: A minimum 60 to 80 foot setback over the Holser Fault is part of the project design. Potential impacts from ground shaking will be mitigated by compliance with Section 2312(d) of the Los Angeles County Building Code. <i>(Building setbacks are no longer required within the VCC Planning Area based upon additional, subsequent geotechnical investigation reports. Building design will continue to comply with the Los Angeles County Building Code and regulatory standards for purposes of mitigating ground shaking, as required by Mitigation Measure ES/VCC-GEO-1. No further action is required.)</i>
VCC-GEO-2: All cut slopes will be designed at 2:1 gradients. If cut slopes are steeper than the bedding, then buttresses, retaining walls and/or stability equivalents will be provided. <i>(This mitigation measure is superseded by regulatory compliance, specifically compliance with the County's Grading Code and adopted Grading Guidelines (January 1, 2008). No further action is required.)</i>
VCC-GEO-3: Landslides will be stabilized with shear keys and/or removal and compaction. <i>(This mitigation measure is superseded by Mitigation Measure ES/VCC-GEO-3. No further action is required.)</i>
VCC-GEO-4: Expansive bedrock will be removed and replaced with certified fill or special foundations will be designed. Fills will be designed at 2:1 gradients. <i>(This mitigation measure is superseded by Mitigation Measure ES/VCC-GEO-3. No further action is required.)</i>
VCC-GEO-5: All major canyon fills, buttresses, stability fills, shear keys, and retaining walls will require subdrains. <i>(This mitigation measure is superseded by regulatory compliance, specifically compliance with the County's Grading Code and adopted Grading Guidelines (January 1, 2008). No further action is required.)</i>
PUBLIC SERVICES—SHERIFF PROTECTION
Project Design Features
PDF-PS-1: Any gated entrances to the Project Site subareas shall incorporate a Knox-Box entry system or equivalent.
PDF-PS-2: The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.
PDF-PS-3: During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.
PDF-PS-4: Upon completion, the Applicant shall provide the Santa Clarita Valley Sheriff Station Commander with a diagram of each portion of the Project Site, including building entries and access routes.
PDF-PS-5: Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction sites, as necessary, to minimize the potential for trespass, theft, and other unlawful activity.
RMDP/SCP Mitigation Measures
RMDP/SCP-PS-1: Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the applicant or designee shall pay the Los Angeles County Law Enforcement Facilities Mitigation Fee for north Los Angeles County. <i>(The Law Enforcement Facilities Mitigation Fee is also known as the Law Enforcement Facilities Fee; see County Code Chapter 22.74. This measure would be achieved through regulatory compliance; no further action is required.)</i>
VCC Mitigation Measures
VCC-PS-1: Project related tax base expansion will help to mitigate project related impacts. <i>(This measure has been superseded by the project design features and mitigation measures set forth herein and thus is no longer applicable. No further action is required.)</i>
VCC-PS-2: Safety standards and guidelines will be incorporated into the project. <i>(This measure has been superseded by the project design features and mitigation measures set forth herein and thus is no longer applicable. No further action is required.)</i>

VCC-PS-3: Roadway improvements would help alleviate congestion and improve response time. <i>(This measure has been superseded by the project design features and mitigation measures set forth herein and thus is no longer applicable. No further action is required.)</i>
VCC-PS-4: Many businesses will utilize on-site security services. <i>(This measure has been superseded by the project design features and mitigation measures set forth herein and thus is no longer applicable. No further action is required.)</i>
PUBLIC SERVICES—SCHOOLS
Project Design Features
PDF-PS-6: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District. <i>(This PDF applies to Entrada South Planning Area without change. This PDF does not apply to the Valencia Commerce Center Planning Area as it is not within the Newhall School District.)</i>
PDF-PS-7: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.
PDF-PS-8: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District. <i>(This PDF applies to the Valencia Commerce Center Planning Area without change. This PDF does not apply to the Entrada South Planning Area as it is not within the Castaic Union School District.)</i>
PDF-PS-9: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Saugus Union School District. <i>(This PDF applies to Entrada South Planning Area without change. This PDF does not apply to the Valencia Commerce Center Planning Area as it is not within the Saugus Union School District.)</i>