

Appendix 2

**Errata to Mitigation Monitoring and
Reporting Plan, June 2017**

ERRATA TO MITIGATION MONITORING AND REPORTING PLAN

I. INTRODUCTION

This Errata to the Mitigation Monitoring and Reporting Plan (MMRP) for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP Project), previously adopted by the California Department of Fish and Wildlife (CDFW) in December 2010, identifies those changes to the previously adopted MMRP that are necessary to respond to the California Supreme Court's decision in *Center for Biological Diversity v. Cal. Dept. of Fish and Wildlife* (2015) 62 Cal.4th 204.

The MMRP (as revised by this Errata) is required by CDFW as lead agency under CEQA (Pub. Resources Code, Sections 21000 et seq.) for the Project as analyzed in the previously certified 2010 Final EIR (State Clearinghouse No. 2000011025) and this Additional Environmental Analysis (AEA). Specifically, this Errata has been adopted to ensure that the avoidance or mitigation of significant effects as described in the Project's AEA are enforceable. As to global climate change, Mitigation Measures 2-1 through 2-13 contained herein replace and supersede (in full) Mitigation Measures GCC-1 through GCC-7 in the previously adopted MMRP (December 2010). Additionally, the Project Applicant's commitment to the installation of additional electric vehicle charging stations is reflected in this Errata. This Errata also reflects the elimination of BIO-44 and BIO-46 and the addition of new Project Design Features (PDF-3-1 through PDF-3-12) and mitigation measures (3-1a through 3-3f), in light of the Supreme Court's *CBD* decision and **Section 2.2** of this document. The new PDFs and mitigation measures ensure that there is no "take" of unarmored threespine stickleback.

As to the greenhouse gas (GHG) emissions-reducing measures, because the Project will facilitate the phased development of a planned community, and because the regulatory and technological frameworks for GHG emissions are rapidly evolving and are expected to continue to do so for decades to come, minor modifications to the mitigation measures presented in this Errata are permitted, but can be made by the applicant or its designee only with the approval of CDFW and the County of Los Angeles Department of Regional Planning (DRP) staff. Following consultation with any other appropriate agencies or departments, CDFW and County DRP staff may determine the adequacy of any minor modifications by evaluating whether the proposal of the applicant or its designee results in equivalent or more beneficial environmental effects, as compared to the original mitigation measures. The minor modifications cannot result in the creation of new or substantially more severe environmental effects; instead, at a minimum, the modifications must achieve equivalent environmental benefits. CDFW and County DRP must render their determination based on the evidentiary record before them, including supporting materials and analyses prepared at the request of the applicant or its designee. The minor modifications procedure, described above, is generally applicable to the Project Design Features and mitigation measures set forth in this Errata and the MMRP adopted by CDFW in 2010.

As required by Public Resource Code section 21081.6(a)(2), the custodian and location of the documents constituting the record of proceedings for the Project are the California Department of Fish and Wildlife, South Coast Region, located at 3883 Ruffin Road, San Diego, California 92123. All inquiries relating to the record should be directed to the South Coast Region at (858) 467-4201.

ERRATA TO MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>The following mitigation measures have been added or deleted, since CDFW's issuance of the original MMRP (December 2010) to address potential impacts to unarmored threespine stickleback, and to comply with the Supreme Court's <i>CBD</i> opinion.</p>			
<p>PDF-3-1: To avoid impacts on the unarmored threespine stickleback, as well as other sensitive fish in the Santa Clara River, no construction activities shall take place in the wetted channel of the Santa Clara River.</p>	CDFW; LA County Dept. of Public Works	<p>Sub-Notification review by CDFW: Review of bridge construction plans and pre-construction site conditions.</p> <p>Field Verification: Qualified biologists shall be present during any construction activity that takes place in the dry riverbed of the River to ensure that such construction activity does not make contact with or disturb the wetted channel of the River.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County identifying where construction activities in the Santa Clara River have occurred and demonstrating that such activities have not taken place in the wetted channel of the River.</p>	
<p>PDF-3-2: The construction methods for the two permanent bridges at Commerce Center Drive and Long Canyon Road shall be modified to: (i) reduce the number of bridge piers and include a span between columns supported by piles that accommodates the maximum dry season flow within the Santa Clara River; and (ii) relocate bridge piers to</p>	CDFW; LA County Dept. of Public Works	<p>Bridge Plan Check.</p> <p>Sub-Notification review by CDFW: Review of bridge construction plans and pre-construction site conditions.</p> <p>Field Verification: Prior to construction of bridge piles, the qualified biologist shall confirm the "no water contact construction</p>	

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span the bridge deck across the entirety of the wetted portion of the Santa Clara River channel to allow for a “no water contact construction zone” within the wetted channel and avoid the need for stream diversion or dewatering during construction.		<p>zone” to ensure that such construction activity does not make contact with or disturb the wetted channel of the River.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County identifying where construction activities in the Santa Clara River have occurred and demonstrating that such activities have not taken place in the wetted channel of the River.</p>	
PDF-3-3: To avoid contact with the wetted channels of the Santa Clara River during construction, the span between permanent bridge piers shall increase from the 100-foot span analyzed in the 2010 Final EIR to a minimum of a 165-foot span over the wetted channel.	CDFW; LA County Dept. of Public Works	<p>Bridge Plan Check</p> <p>Sub-Notification review by CDFW: Review of bridge construction plans.</p>	
PDF-3-4: The 165-foot span over the wetted channel shall conform to Caltrans Bridge Design Standards, the County of Los Angeles Department of Public Works geotechnical review requirements, and applicable seismic stability and operational safety standards.	CDFW; LA County Dept. of Public Works	<p>Bridge Plan Check</p>	
PDF-3-5: The project shall use the full-depth casing method for constructing CIDH shafts for the permanent bridges.	CDFW; LA County Dept. of Regional Planning	<p>Sub-Notification review by CDFW: Review of bridge construction plans.</p> <p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p>	

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		Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.	
PDF-3-6: All permanent bridge pier and structure construction from within the riverbed and bank stabilization construction work shall be completed during the dry season (defined as June 1 through September 30), and may require multiple construction seasons.	CDFW; LA County Dept. of Regional Planning	<p>Sub-Notification review by CDFW: Review of construction schedule.</p> <p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.</p>	
PDF-3-7: All construction of the permanent bridge decks and subsequent deck work shall occur from the top of the superstructure and no access to the wetted channel of the Santa Clara River shall be allowed for this work to be completed.	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.</p>	
PDF-3-8: With respect to the temporary haul route bridges, all steel pile supports shall be installed and removed when the column and	CDFW; LA County Dept. of	Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction	

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<p>pile locations are outside of the wetted portion of the Santa Clara River and when there is a clear weather window as predicted by NOAA weather data. A clear weather forecast is defined for this project as a 40 percent or less chance of a 0.1 inch or greater precipitation event within the next 48 hours. Modular bridge decks, and all travel surface materials above the deck, shall be removed from the river prior to November 30 and shall not be installed until after May 1 of each year they are in use, consistent with NOAA weather data.</p>	Regional Planning	<p>activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.</p>	
<p>PDF-3-9: Bank stabilization construction at the San Jose Flats area of Mission Village is restricted to June 1 through September 30, because this area is closer to the Santa Clara River wetted channel and to preclude the construction work zone from being inundated by seasonal flood flows. Bank stabilization in locations susceptible to winter flood flows shall be conducted from May 1 through November 30, when winter flood flows typically do not occur on the Santa Clara River. Other bank stabilization areas not at-risk of winter flood flows may be constructed year-round.</p>	CDFW; LA County Dept. of Regional Planning	<p>Sub-Notification review by CDFW: Review of construction schedule.</p> <p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.</p>	
<p>PDF-3-10: During the concrete pour of the permanent bridge piles, displaced groundwater shall be contained within portable tanks located in the work zone for disposal at a legal disposal site in an upland area. No continuous dewatering or drawdown within the shaft shall occur. Casing water, if any,</p>	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p>	

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shall be extracted and disposed at a legal disposal site in an upland location. No other construction dewatering associated with installation of the bridges, including temporary haul route bridges, shall occur within the project site.		Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.	
PDF-3-11: All construction dewatering of seepage water, associated with bank stabilization shall be conducted in a manner that does not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback.	CDFW; LA County Dept. of Regional Planning	<p>Sub-Notification review by CDFW: Review of Construction Groundwater Dewatering Plan.</p> <p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure that such construction activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.</p>	
PDF-3-12: All long-term maintenance of project facilities on the Santa Clara River shall adhere to timing and work zone restrictions, specifically: (1) maintenance activities shall not take place in the wetted channel of the Santa Clara River; (2) maintenance, repair or replacement of bridge structures requiring access to the riverbed shall be restricted to the period from June 1 to September 30; (3) any dewatering necessary during any maintenance activities shall not create a risk of fish stranding, either through draw	CDFW; LA County Dept. of Public Works	<p>Field Verification: Qualified biologist(s) shall be present during bridge maintenance activities to ensure that such maintenance activities adhere to this Project Design Feature.</p> <p>Reporting: Applicant/LA County Dept. of Public Works shall prepare and submit maintenance activity reports to CDFW confirming that such bridge maintenance activities adhere to this Project Design Feature.</p>	

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down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback, nor shall it involve direct removal of surface water from, or discharge to, the wetted channel of the Santa Clara River.			
<p>3-1: The project applicant, or its designated general contractor, shall implement the following measures to avoid contact with the wetted channel, which would avoid affecting unarmored threespine stickleback.</p> <p>3-1a: The project applicant, or its designated general contractor, shall implement the PDFs and regulatory measures as incorporated into the project's bridge and bank stabilization designs.</p>	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bridge and bank stabilization construction activities to ensure that the PDFs and regulatory measures have been implemented as incorporated into the project's bridge and bank stabilization designs.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that the bridge and bank stabilization PDFs have been implemented per the proposed designs.</p>	
3-1b: The mandated Worker Environmental Awareness Program (Mitigation Measure BIO-52 from the 2010 Final EIR) shall include a discussion regarding restriction of access to the wetted channel of the Santa Clara River and repercussions if encroachment occurs.	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bridge and bank stabilization construction activities to ensure that all workers receive instruction regarding restricted access to the wetted channel of the Santa Clara River and the repercussions if encroachment occurs.</p>	

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		Reporting: Applicant shall prepare and submit reports to the County demonstrating that all workers involved in bridge construction and/or bank stabilization installation have received instruction and warnings as required by this mitigation measure.	
3-1c: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river and that no work takes place where fish may be affected.	CDFW; LA County Dept. of Regional Planning	Field Verification: Qualified biologist(s) shall be present at bridge and bank stabilization construction zones to ensure that such zones are outside the wetted channel of the River and that no work takes place where fish may be affected. Reporting: Applicant shall prepare and submit reports to CDFW and the County demonstrating that all conditions of this mitigation measure have been met satisfactorily.	
3-1d: During permanent bridge construction, a qualified biologist shall monitor all activities that are a threat to adjacent natural habitats or nearby species and prevent equipment, personnel, or debris from entering or making contact with the wetted channel of the river.	CDFW; LA County Dept. of Regional Planning	Field Verification: Qualified biologist(s) shall be present at bridge construction zones to ensure no equipment, personnel or debris enter or makes contact with the wetted channel of the River. Reporting: Applicant shall prepare and submit reports to CDFW and the County demonstrating that all conditions of this mitigation measure have been met satisfactorily.	
3-1e: A clear weather window, defined for this project as a <u>less than</u> 40 percent chance <u>or</u>	CDFW; LA County	Field Verification: Qualified biologist(s) shall obtain and consult daily weather	

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<p>less of 0.10 inches or greater of precipitation in the next 48 hours as forecasted by NOAA, shall be required for the scheduling of any bridge or bank stabilization-related concrete pours. If a bridge or bank stabilization-related concrete pour is in progress, and an un-forecasted rain event occurs, bridge or bank stabilization-related concrete pours shall be suspended.</p>	<p>Dept. of Regional Planning</p>	<p>forecasts and verify a 72-hour clear weather window for all construction activities. During a defined storm event, the qualified biologist shall confirm that no bridge or bank stabilization-related concrete pours are being installed. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County demonstrating that no bridge pier installation took place during defined storm events.</p>	
<p>3-1f: During all storm events (including summer rains), a monitor shall inspect work sites to make sure that site is secure and that flooding does not cause tarps to break or diversion drains to become plugged, potentially allowing construction materials and debris to flow into the river.</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: During all storm events, a monitor shall inspect work sites to ensure flooding does not cause tarps to break or diversion drains to become plugged, potentially allowing construction materials and debris to flow into the River. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such site inspections took place during storm events and that no construction material or debris entered the River.</p>	
<p>3-1g: Precautionary spill containment devices shall be deployed and maintained during any pouring of concrete related to the bridge structure where released materials or storm water runoff that may have come in contact with uncured concrete could be released to the wetted channel of the Santa Clara River. Containment may be integrated into</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during any construction activity that takes place in the dry riverbed of the River to ensure that spill containment devices have been deployed and that no uncured concrete or other</p>	

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<p>the K-rail barrier along the perimeter of the Work Zone or may be underslung or integrated into the bridge structure itself (such as storm drain system for the roadway that is directed to a water quality treatment facility within the development areas north or south of the bridge crossing).</p>		<p>materials are discharged or released into the wetted channel of the River.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County demonstrating that spill containment devices have been deployed and that no uncured concrete or other materials have been discharged or released to the wetted channel of the River.</p>	
<p>3-1h: A K-rail construction barrier shall be deployed between the bridge construction work zone and the wetted channel of the Santa Clara River. A discussion of access restrictions shall be included in the required Worker Environmental Awareness Program training (Mitigation Measure BIO-52 from the 2010 Final EIR).</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during bridge construction activity to ensure that K-rail construction barrier is deployed as required by this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County demonstrating that K-rail barriers have been deployed as required by this mitigation measure.</p>	
<p>3-1i: Spill containment shall be deployed and maintained during CIDH pile construction, bridge column construction, cast-in-place girder construction, bridge deck pours, and any other pouring of concrete related to the bridge structure where released materials or storm water runoff that may have come in contact with uncured concrete could be released to the wetted channel of the Santa Clara River. Containment shall be integrated into the K-rail barrier along the</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure spill containment as required in this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that during bridge construction activities the spill containment requirements set forth in this mitigation measure have been fulfilled.</p>	

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<p>perimeter of the work zone or underslung tarp or integrated into the bridge structure itself (such as storm drain system for the roadway that is directed to a water quality treatment facility within the development areas north or south of the bridge crossing).</p>			
<p>3-1j: To prevent construction debris from falling into the Santa Clara River during installation of bridge decks, the deck areas shall be fitted with an under-slung debris tarp, debris platform, or equivalent protection, extending at least 50 feet beyond the width of the wetted channel. The project applicant or its designee shall perform periodic maintenance and inspection to confirm that the debris catchment system is performing correctly.</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during bridge construction activities to ensure construction debris prevention has been implemented as required by this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that during bridge construction activities the construction debris prevention requirements of this mitigation measure have been fulfilled.</p>	
<p>3-1k: To ascertain that water quality is not being affected by bridge and bank stabilization-related concrete pouring activities, the project applicant or its designee shall monitor the water quality at points, upstream, downstream, and immediately adjacent to the bridge construction work zone daily during concrete pouring operations and report the results monthly, or</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified water quality technician(s) shall be present during bridge construction activities to ensure water quality monitoring as required by this mitigation measure. In addition, if the monitoring data show that pH levels have changed more than 0.5 units from the naturally occurring variation or have fallen outside the range of 6.5 to 8.5,¹ the applicant shall immediately cease</p>	

¹ These thresholds are derived from the Los Angeles Regional Water Quality Control Board's Basin Plan.

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as directed, to CDFW. Key parameters to be monitored include pH and turbidity.		concrete-related construction work on the proposed bridge and within 24 hours inform CDFW and the County. Concrete-related construction work shall not resume until conditions return to the ranges indicated above or until CDFW determines such work may recommence without adversely affecting fish or other biological resources. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that during bridge construction activities the water quality monitoring requirements of this mitigation measure have been fulfilled.	
3-11: All bridge maintenance and repair activities, as described in the RMDP Maintenance Manual, that have the potential to affect the wetted channel of the Santa Clara River shall adhere to the dry season window, as defined for this project, as June 1 through September 30, and shall completely avoid the Santa Clara River wetted channel when performing maintenance activities. All measures implemented during original bridge construction shall also be implemented to avoid accidental contact, spills, or falling debris into the wetted channel. In the future, if the wetted portion of the Santa Clara River shifts in location (for example, in response to a flood event	CDFW; LA County Dept. of Public Works	Field Verification: Qualified biologist(s) shall be present during bridge maintenance and repair activities to ensure that (i) such activities take place only during the dry season window as defined in this mitigation measure, and (ii) all required measures to prevent accidental contact, spills or falling debris into the wetted channel have been implemented. Reporting: Applicant/LA County Dept. of Public Works shall prepare and submit maintenance activity reports to CDFW confirming bridge maintenance and repair	

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that alters the <u>geomorphology of the channel wetted channel alignment</u> , all maintenance and repair activities shall also be required occur outside of the wetted channel.		activities comply with the conditions of the mitigation measure.	
3-2: The project applicant, or its designated general contractor, shall implement the following measures to avoid unarmored threespine stickleback.	See above.	See respective entries above for enumerated mitigation measures.	
3-2a: Implement Mitigation Measure 3-1a, 3-1b, 3-1e, and 3-1f.			
3-2b: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that the proposed vibratory pile installation locations are at least 10 feet away from the wetted channel, and that no work takes place where unarmored threespine stickleback may be affected.	CDFW; LA County Dept. of Regional Planning	Field Verification: Qualified biologist(s) shall be present during temporary bridge construction to ensure that proposed work locations are outside the wetted channel of the River, that the proposed vibratory pile installation locations are at least 10 feet from the wetted channel, and that no work takes place where unarmored threespine stickleback may be affected. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that temporary bridge construction activities comply with the conditions of the mitigation measure.	
3-2c: Vibratory piles for the temporary haul route bridges shall be installed no closer than 10 feet to the wetted channel of the Santa Clara River, as determined by survey at the	CDFW; LA County Dept. of	Field Verification: Qualified biologist(s) shall be present during temporary bridge construction to ensure that the proposed vibratory piles are installed and removed	

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time piles are to be installed, and shall only be removed by vibratory methods if the wetted channel is at least 10 feet away.	Regional Planning	only during times when the wetted channel is at least 10 feet away. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that temporary bridge construction activities comply with the conditions of the mitigation measure.	
3-2d: No construction activities or personnel shall occur near the edge of the wetted channel that would have potential to destabilize low flow channel bank. A set-back from the edge of the top of bank for a horizontal distance that is twice the bank height (2 horizontal: 1 vertical) shall be maintained to prevent collapsing the bank of the low flow channel.	CDFW; LA County Dept. of Regional Planning	Field Verification: Qualified biologist(s) shall be present during temporary bridge construction activities to ensure that such activities do not destabilize the low flow channel bank and that the setback required by this mitigation measure is maintained. Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that temporary bridge construction activities comply with the conditions of the mitigation measure.	

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<p>3-2e: During temporary haul route bridge construction and demobilization, a qualified biologist shall monitor all activities that are a threat to adjacent natural habitats or nearby species and prevent equipment, personnel, or debris from entering or making contact with the wetted channel of the river.</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during temporary bridge construction activities to ensure that no equipment, personnel or debris enter or makes contact with the wetted channel of the River.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that temporary bridge construction activities comply with the conditions of the mitigation measure.</p>	
<p>3-3: The project applicant or its designated contractor shall implement the following measures:</p> <p>3-3a: Implement Mitigation Measure 3-1a, 3-1b, <u>3-1e, and 3-1f, and 3-1k.</u></p>	<p>See above.</p>	<p>See respective entries above for enumerated mitigation measures.</p>	
<p>3-3b: Prior to the commencement of bank stabilization construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that construction BMPs are installed prior to construction, and that no work takes place where fish may be affected.</p>	<p>CDFW; LA County Dept. of Regional Planning</p>	<p>Field Verification: Qualified biologist(s) shall be present during bank stabilization construction activities to ensure that (i) the construction zones are outside the wetted channel of the River, (ii) construction BMPs have been installed prior to construction, and (iii) no work takes place where fish may be affected.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that bank stabilization construction activities</p>	

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3-3c: Bank stabilization construction at the San Jose Flats area of Mission Village is restricted to the dry season, as defined as between June 1 and September 30 to preclude the construction work zone from being inundated by seasonal flood flows.	CDFW; LA County Dept. of Regional Planning	<p>comply with the conditions of this mitigation measure.</p> <p>Field Verification: Qualified biologist(s) shall be present during bank stabilization construction activities at the San Jose Flats area to ensure that such activities take place only during the dry season as defined in this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that bank stabilization construction activities comply with the conditions of this mitigation measure.</p>	
3-3d: Bank stabilization construction locations susceptible to winter flood flows shall be conducted from May 1 through November 30, when winter flood flows do not occur on the Santa Clara River. Other bank stabilization areas not at risk of flood flows shall be constructed year-round.	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bank stabilization construction activities to ensure that such activities take place only during the period set forth in this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that bank stabilization construction activities comply with the conditions of this mitigation measure.</p>	
3-3e: Although a late-spring or early fall flood event is not expected to occur, the project applicant or its designated contractor shall implement Perimeter Best Management Practices, as required under the Environmental Protection Agency's	CDFW; LA County Dept. of Regional Planning	<p>Field Verification: Qualified biologist(s) shall be present during bank stabilization construction activities to ensure that the applicant or its designee implements the Perimeter Best Management Practices as described in this mitigation measure.</p>	

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Construction National Pollutant Discharge Elimination System permit, which would deflect minor flows (less than 12 inches deep, and less than 45-gfps velocities) from entering bank protection construction work zones.		Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that the applicant or its designee implements the Perimeter Best Management Practices as described in this mitigation measure.	
<p>3-3f: The project applicant or its designee shall develop a Construction Groundwater Dewatering Plan for those areas (i.e., bank stabilization areas) in close proximity to stream flow and submit to CDFW for approval. The plan shall include the following measures and be conducted during construction groundwater dewatering activities:</p> <ul style="list-style-type: none"> <p>▲ Operational restriction on dewatering addressed in the 2010 Final EIR require that any dewatering be conducted in a manner that does not affect river flow, and these same restrictions shall be observed going forward. Bank stabilization dewatering shall be implemented in a manner that (1) does not create temporary wetted channel habitat suitable for stickleback; (2) does not diminish existing river flow, and therefore does not result in stranding of unarmored threespine stickleback or other fish; and (3) does not introduce pollutants to surface waters.</p> <p>▲ Dewatering activities shall not involve direct removal of surface water from, or discharge to the Santa Clara River. Nor shall such</p> 	CDFW; LA County Dept. of Regional Planning	<p>Sub-Notification review by CDFW: Review of Construction Groundwater Dewatering Plan.</p> <p>Field Verification: Qualified biologist(s) shall monitor the construction dewatering requirements of this mitigation measure.</p> <p>Reporting: Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that the construction dewatering requirements of this mitigation measure have been fulfilled.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>activities result in any draw-down of the river's flow such that fish may become stranded. Any groundwater discharges shall be directed to an appropriate and legal disposal site in an upland area that will not affect the surface elevation of the wetted channel of the Santa Clara River.</p> <ul style="list-style-type: none"> ▲ The project applicant or its designee shall assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down). ▲ The project applicant or its designee shall monitor daily surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down before, during, and after groundwater dewatering activities. The designated monitor shall have the authority to halt dewatering activities if water levels decrease in the wetted portion of the Santa Clara River where unarmored threespine stickleback are present. In the event the designated monitor observes an effect on the wetted channel that necessitates halting of dewatering operations, the applicant will be required to consult with CDFW, revise the Construction Groundwater Dewatering Plan as appropriate, and implement whatever additional restrictions may be 			

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<p><u>necessary to preclude impact to the wetted channel (such as limiting the extent of excavation dewatering, implementing other construction methods acceptable to the Los Angeles County Department of Public Works such as launch stone, or suspending construction until such time as regional groundwater conditions are more favorable for the construction to proceed).</u></p> <ul style="list-style-type: none"> ▲ The project applicant or its designee shall monitor surface water elevations downstream of the project location to assess any flow regimes and overbank areas that may be susceptible to flooding. ▲ The project applicant or its designee shall monitor upland discharge locations for potential channel erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. ▲ Monitoring reports shall be summarized and provided to CDFW upon completion of construction activities that required dewatering. 			
<p>BIO-44: Temporary bridges, culvert crossings, or other feasible methods of providing access across the river shall be constructed outside of the winter season and not during periods when spawning is occurring. Prior to the construction of any temporary or permanent crossing of the Santa Clara</p>	CDFW	<p>Plan Requirements: A Stream Crossing and Diversion Plan that complies with requirements specified by this measure shall be prepared and submitted to USFWS and CDFG. Required follow-up procedures to be conducted prior to construction period.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>River, the applicant shall develop a Stream Crossing and Diversion Plan. The plan shall include the following elements: the timing and methods for pre-construction aquatic species surveys; a detailed description of the diversion methods (e.g., berms shall be constructed of on-site alluvium materials of low silt content; inflatable dams, sand bags, or other approved materials); special status species relocation; fish exclusion techniques, including the use of block netting and fish relocation; methods to maintain fish passage during construction; channel habitat enhancement, including the placement of vegetation, rocks, and boulders to produce riffle habitat; fish stranding surveys; and the techniques for the removal of crossings prior to winter storm flows. The Plan shall be submitted to the USFWS and CDFG for approval at least 30 days prior to implementation.</p> <p>If adult special status fishes are present and spawning has not occurred, they shall be relocated prior to the diversion or crossing. Block nets of 1/8-inch woven mesh will be set upstream and downstream. On days with possible high temperature or low humidity (temperatures in excess of 80° F), work will be done in the early morning hours, as soon as sufficient light is available, to avoid</p>		<p>Reporting: Submit Stream Crossing and Diversion Plan to CDFG at least 30 days prior to implementation.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>exposing fishes to high temperatures and/or low humidity. If high temperatures are present, the fishes will be herded to downstream areas past the block net. Once the fishes have been excluded by herding, a USFWS staff member or his or her agents shall inspect the site for remaining or stranded fish. A USFWS staff member or his or her agents shall relocate the fish to suitable habitat outside the Project area (including those areas potentially subject to high turbidity). During the diversion/relocation of fishes, the USFWS or his or her agents shall be present at all times.</p>			
<p>BIO-46: During any stream diversion or culvert installation activity, a qualified biologist(s) shall be present and shall patrol the areas within, upstream, and downstream of the work area. The biologists shall inspect the diversion and inspect for stranded fish or other aquatic organisms. Under no circumstances shall the unarmored threespine stickleback be collected or relocated, unless USFWS personnel or their agents implement this measure. Any event involving stranded fish shall be recorded and reported to CDFG and USFWS within 24 hours.</p>	CDFG	<p>Measure Implementation: Specified monitoring activities to be conducted during stream diversion and culvert installation. Required follow-up procedures to be conducted throughout construction period.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report to CDFG within 24 hours of finding stranded fish.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>The following mitigation measures replace and supersede in full mitigation measures GCC-1 through GCC-7 located on pages 134 through 136 of the December 2010 MMRP, and are consistent with the South Coast Air Quality Management District's locational preferences for GHG mitigation by securing emissions reductions on the Project site, within the Santa Clarita Valley and County of Los Angeles, and within and outside of the State of California.</p>			
<p>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 a 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 approval confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a The 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 or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or greenhouse gas emissions savings.</p> <p>A ZNE Report shall provide, at a minimum, the following information <u>may, but is not required to:</u></p>	<p>LA County Dept. of Public Works and Dept. of Regional Planning</p>	<p>Measure Implementation: Submit ZNE Report for County review and confirmation prior to issuance of residential building permits.</p> <p>An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<ul style="list-style-type: none"> ▲ Confirmation that the residential development shall comply with <u>Title 24, Part 6 building standards that are operative at the time of building permit application.</u> ▲ Identification of additional measures or building performance standards that shall be relied upon to achieve the <u>ZNE standard (as defined above).</u> assuming <u>ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards.</u> <p>In demonstrating that the residential development achieves the <u>ZNE standard</u>, the <u>ZNE Report may:</u></p> <ul style="list-style-type: none"> ▲ Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and commercial <u>non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building.</u> ▲ 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, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community- 			

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>based strategies even if the building on its own may not be designed to achieve ZNE.</p> <ul style="list-style-type: none"> ▲ Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. ▲ If <u>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 MT CO₂e 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.</u> 			
<p>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, <u>for the project or a portion of the project the project applicant or its designee shall submit one or more a 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</u></p>	<p>LA County Dept. of Public Works and Dept. of Regional Planning</p>	<p>Measure Implementation: Submit ZNE Report for County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities.</p> <p>An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>public facilities covered by the ZNE Report <u>achieve the ZNE standard specified in this mitigation measure approval. Specifically, a The 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 or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG gas emissions savings.</u></p> <p>(“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.)</p> <p>A ZNE Report <u>shall provide, at a minimum, the following information may, but is not required to:</u></p> <ul style="list-style-type: none"> Confirmation that the <u>commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are</u> 		<p>Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p><u>operative at the time of building permit application.</u></p> <ul style="list-style-type: none"> 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. <p>In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may:</p> <ul style="list-style-type: none"> 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, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community- 			

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>based strategies even if the building on its own may not be designed to achieve ZNE.</p> <ul style="list-style-type: none"> ▲ Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. ▲ If <u>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 MT CO₂e 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.</u> 			
<p>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.</p>	LA County Dept. of Public Works	<p>Measure Implementation: Submit swimming pool heating design plans for County review and approval prior to issuance of building permit for private recreation center.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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.</p> <p>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 ZEVs, as defined by ARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County.</p> <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 50 percent of the village's total residences subject to application of Title 24, Part 6, of the California Code of Regulations.</p>	<p>LA County Dept. of Public Works and Dept. of Regional Planning</p>	<p>Measure Implementation: As to the charging stations, submit building design plan for review and approval prior to issuance of residential building permits.</p> <p>As to the subsidies, the Project applicant or its designee shall submit proof of the establishment and funding of a dedicated account for the administration of the subsidies to the County prior to the issuance of the first building permit for the RMDP/SCP Project site. The dedicated account shall be funded incrementally, prior to the issuance of residential building permits for each village-level project in an amount that equals the provision of subsidies for 65 percent of the village's total residences; e.g., for a village with 1,444 residential dwelling units, the Project applicant or its designee would have a \$938,600 funding obligation [(1,444 units x 0.65) x (\$1,000)], which equates to a \$650 per dwelling unit funding obligation. Specifically, prior to the issuance of residential building permits, the Project applicant or its designee shall provide proof of payment in an amount that directly relates to the number of residential units being permitted at that time.</p> <p>The dedicated account shall be administered by the Project's</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
		<p>Transportation Management Organization (see Mitigation Measure 2-6), which shall be responsible for marketing and promoting the availability of the purchase subsidies to each village's residences, and tracking the uptake (i.e., utilization) of the subsidies.</p> <p>In the event that the account is not depleted after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used subsidy shall equal 3.89 MT CO₂e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.</p>	
<p>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</p>	<p>LA County Dept. of Public Works and Dept. of</p>	<p>Measure Implementation: Submit building design plan for County review and approval prior to issuance of commercial building permits.</p>	

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<p>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 more superior 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.</p>	Regional Planning		
<p>2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management Plan (TDM Plan), located in Technical Report Final AEA Appendix 7 contained in AEA Appendix 1, shall be implemented to reduce 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</p>	LA County Dept. of Public Works and Dept. of Regional Planning	<p>Measure Implementation: A copy of the Newhall Ranch TDM Plan is contained within Final AEA Appendices 7 and 8. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan, and shall be required by the County's condition of approval that itself requires implementation of this MMRP. Additionally, monitoring and</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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 Implementation of relevant elements of the TDM Plan will be included as a condition of approval 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.</p>		<p>implementation of the Newhall Ranch TDM Plan shall proceed in accordance with village-level applicability supplements to the TDM Plan, which shall be prepared and presented to the County in conjunction with the development of village-level CEQA documentation.</p> <p>The Newhall Ranch TDM Plan includes the provision of subsidies for the purchase of neighborhood electric vehicles (NEVs) and electric bikes (E-Bikes). The Newhall Ranch Transportation Management Organization or equivalent management entity shall be responsible for marketing and promoting the availability of the NEV and E-Bike purchase subsidies to each village's residences, and tracking the uptake (i.e., utilization) of the subsidies. In the event that the NEV and E-Bike subsidies are not fully utilized after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each</p>	

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		un-used NEV purchase subsidy shall equal 2.7 MT CO ₂ e reductions per year and each un-used E-Bike purchase subsidy shall equal 0.9 MT CO ₂ e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.	
<p>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> <ul style="list-style-type: none"> ▲ State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; ▲ Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP project site; ▲ Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and ▲ 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</p>	LA County Dept. of Public Works/Cal. Dept. of Trans.	<p>Measure Implementation: The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit issuance.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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.</p>			
<p>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 electric 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.</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: See Mitigation Measure 2-6, above.</p> <p>Provide the County with proof of payment per the standards established in the TDM Plan for the administration of the school bus program; the funding shall be made available incrementally as the school bus program is paced to village-level occupancy and student enrollment levels.</p>	
<p>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</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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 <u>electric zero emission</u> buses to the identified transit provider(s).</p>		<p>building permit thereafter, provide the County with proof of establishment of an escrow account in the amount of \$100,000, representing a subsidy for one zero emission transit bus for the benefit of the identified transit provider(s). The escrow instructions shall document that the subsidies only can be used by the transit provider(s) exclusively for the purpose specified herein (i.e., the purchase of zero emission transit buses). The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall monitor the transit provider(s)'s utilization of the subsidies.</p> <p>In the event that one or more subsidies are not utilized for the purchase of any zero emission transit bus after occupancy of the final residential dwelling unit within the RMDP/SCP project area, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
		equivalency, each un-used zero emission transit bus subsidy shall equal 61.9 MT CO ₂ e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.	
<p>2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, 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 Technical Report Final AEA Appendix 6 <u>contained in AEA Appendix 4</u>):</p> <ul style="list-style-type: none"> ➤ Directly undertake or fund activities that reduce or sequester GHG emissions (“Direct Reduction Activities”) and retire the associated “GHG Mitigation reduction Credits 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 	LA County Dept. of Regional Planning	<p>Measure Implementation: A copy of the Newhall Ranch GHG Reduction Plan is located within Final AEA Appendix 6.</p> <p>Prior to obtaining grading permits for development within the Project site, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be demonstrated as provided for in Section VIII of the GHG Reduction Plan.</p> <p>In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective.</p>	

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<p>dioxide equivalent that will be achieved by a <u>Direct Reduction Activity</u> 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” carbon credits that have been issued by a recognized and reputable carbon registry, as described in the GHG Reduction Plan, 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)).</p>			
<p>2-11: Prior to the issuance of building permits for every 100 residential units or 100,000-square feet of commercial development for each village-level project development within the RMDP/SCP project site, the project applicant or its designee shall provide proof of funding of 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</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: A copy of the Newhall Ranch Building Retrofit Program is located within Final AEA Appendix 13.</p> <p>Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with an attestation from an Approved Registry that the Project Applicant has retired a sufficient quantity of GHG Mitigation</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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 proportional percentage sum of the Building Retrofit Program (Retrofit Program), following (together, the "Retrofit Reduction Requirement") as included in Technical Report Final AEA Appendix 13 G contained in Appendix 1, to Los Angeles County.;</p> <ul style="list-style-type: none"> 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 MTCO₂e; 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 MTCO₂e. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) <p>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,</p>		Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund Building Retrofits in a quantity equal to the Retrofit Reduction Requirement.	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p><u>pool covers</u>, insulation, and water conservation measures.</p> <p>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.</p> <p>Funding shall be applied to implement retrofits strategies identified in the Retrofit Program or other comparable strategies accepted by the Los Angeles County Planning Director.</p>			
<p>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 servicing 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</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: Provide the County with proof (e.g., illustrative photos) of installation of electric vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site.</p> <p>Prior to issuance of the 30th residential building permit and each 30th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.</p> <p>Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet thereafter, provide evidence (e.g.,</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>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.</p> <p>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 more superior 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.</p> <p>The EV charging stations shall be located within the geographic area defined to include Los Angeles County;² and <u>The EV charging stations shall be in areas that are generally accessible to the public;² For example, the charging stations may be located in 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.</u></p>		illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.	

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<p>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 <u>undertaking Direct Reduction Activities</u> that <u>directly reduce or sequester GHG emissions</u> or, if necessary, obtaining <u>Carbon Offsets</u> from <u>accredited carbon registries</u> 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 <u>Direct Reduction Activities</u> <u>direct investment in specific programs or projects</u> in coordination with an <u>Approved Registry</u> <u>accredited carbon registry</u>, such as the Climate Action Reserve. If these <u>Direct Reduction Activities</u> <u>direct investment efforts</u> do not achieve the <u>necessary an adequate amount of GHG reductions</u>, the project applicant or its designee can obtain <u>Carbon Offsets</u> <u>issued by an Approved Registry</u> <u>carbon credits from accredited carbon registries</u>.</p> <p>The South Coast Air Quality Management District recommends that mitigation be considered in the following prioritized manner: (1) project design feature/on-site reduction measures; (2) off-site within neighborhood; (3) off-site within district; (4) off-site within state; and (5) off-site out of state. Prior to issuing building permits for development within the <u>RMDP/SCP</u> 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</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: A copy of the Newhall Ranch GHG Reduction Plan is located within Final AEA Appendix 6.</p> <p>Prior to obtaining building permits for an incremental level of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO₂e; and (2) every thousand square feet (TSF) of proposed commercial development covered by the applicable building permit multiplied by 506.86 MT CO₂e.</p> <p>For example, to obtain a building permit for 75 residential units and 40,000 square feet of commercial development, the Incremental Operational GHG Emissions would be: 75 units x 108.89 MT CO₂e/unit + 40 TSF x 506.86 MT CO₂e/sq. ft. = 28,441 MT CO₂e.</p> <p>(Note that the multiplier for residential or commercial development may vary for a village-level project, as estimated in the CEQA document for the village-level project, provided that, in all cases, the</p>	

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<p>Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with <u>each</u> such building permit permits (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:</p> <ul style="list-style-type: none"> <p> ▲ Undertake or fund Direct Reduction Activities <u>Demonstrate that the project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions (“Direct Reduction Activities”)</u> that are estimated to result in GHG <u>Mitigation Credits reduction-credits</u>, as described in the GHG Reduction Plan, and retire such GHG <u>Mitigation Credits reduction-credits</u> in a quantity equal to the Incremental Operational GHG <u>Emissions emissions</u>; </p> <p> ▲ Provide a guarantee that it shall retire carbon credits issued in connection with Direct Reduction Activities in a quantity equal to the Incremental Operational GHG emissions; </p> <p> ▲ Undertake or fund Direct Reduction Activities and retire the associated Carbon Offsets carbon-credits in a quantity equal to the Incremental Operational GHG Emissions; or </p> <p> ▲ If necessary, as determined by the Los Angeles County Planning Director in </p> 		<p>remaining GHG emissions will be offset fully.)</p> <p>Compliance with this measure shall be demonstrated as provided for in Section VIII of the GHG Reduction Plan.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>accordance with the GHG Reduction Plan, <u>it is impracticable to fully offset Incremental Operational GHG Emissions through the Direct Reduction Activities</u>, the project applicant or its designee may purchase and retire <u>Carbon Offsets</u> carbon credits that have been issued by an <u>Approved Registry</u> a recognized and reputable, accredited carbon registry in a quantity equal to the Incremental Operational GHG Emissions.</p> <p>Compliance with MM 2-13 shall be demonstrated incrementally prior to obtaining building permits, and shall follow the preferred geographic hierarchy recommended by SCAQMD, discussed above.</p> <p>The Incremental Operational GHG <u>Emissions</u> emissions shall be equal to the sum of <u>(1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" 408-89 MT CO₂e and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio."</u> ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) <u>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</u></p>			

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related GHG emissions are reduced to zero <u>506-86-MT-CO₂e</u> .			
<p><u>Project Applicant-Proposed Supplemental Commitment</u></p> <p>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.</p> <p>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</p>	LA County Dept. of Regional Planning	<p>Measure Implementation:</p> <p>Prior to issuance of the 50th residential building permit and each 50th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station.</p> <p>Prior to the issuance of a commercial building permit for 15,900 square feet and each additional 15,900 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station.</p> <p>If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure 2-5.</p> <p>If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise</p>	

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<p>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.</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.</p>		<p>required to have such infrastructure by Mitigation Measure 2-12.</p> <p>Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures 2-5 and 2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.</p>	
<p>GCC-1. All residential buildings on the Project applicant's land holdings that are facilitated by approval of the proposed Project shall be designed to provide improved insulation and ducting, low E-glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels fifteen percent (15%) better than the standards required by the 2008 version Title 24. Notwithstanding this measure, all residential buildings shall be designed to comply with the then-operative Title 24 standards applicable at</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Comply with specified requirements prior to issuance of building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the residential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards.</p>			
<p>GCC-2. All commercial and public buildings on the Proposed applicant's land holdings that are facilitated by approval of the proposed Project shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels fifteen percent (15%) better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all nonresidential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards the nonresidential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Comply with specified requirements prior to issuance of building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
<p>GCC-3. The Project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than 2.0 kilowatts, when undertaking the design and construction of each single-family detached residential unit on the Project site.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.</p>	
<p>GCC-4. The Project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market equivalent to the installation of one photovoltaic system no smaller than 2.0 kilowatts, on each 1,600 square foot of nonresidential roof area provided on the Project site.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.</p>	
<p>GCC-5. Consistent with the Governor's Million Solar Roofs Plan, the Project applicant or designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers that enter negotiations to purchase a new production home constructed on land for which an application for a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Demonstrate methods to be implemented to comply with specified requirements prior to issuance of building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/ Acceptance Dates
energy system option, and the estimated cost savings.			
GCC-6. The Project applicant or designee shall use solar water heating for each of the pools located at the recreation centers that would be facilitated by approval of the proposed Project (i.e., the pools that would be located at the forty recreation centers within the Specific Plan area, and the two recreation centers within the Entrada planning area).	LA County Dept. of Regional Planning	Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.	
GCC-7. The Project applicant or designee, in accordance with Los Angeles County requirements, will design and construct all municipal facilities (i.e., fire stations) facilitated by approval of the proposed Project so as to achieve LEED silver certification.	LA County Dept. of Regional Planning	Measure Implementation: Demonstrate methods to be implemented to comply with specified requirements prior to issuance of building permits.	

Note: A "village-level project" as described in this MMRP is a project within the RMDP/SCP project site that is associated with a specific tract map; for example, the Mission Village and Landmark Village projects are each a "village-level project."

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