

## Exhibit A

### MODIFIED MITIGATION MONITORING PLAN NO. 004a

March 1, 2006

Project : Anaheim GardenWalk

Project Actions:

1999

General Plan Amendment No. 359  
Amendment No. 4 to The Disneyland Resort Specific Plan No. 92-1  
Conditional Use Permit No. 4078  
Amendment to the Anaheim Resort Public Realm Landscape Program  
Development Agreement No. 99-01

2004

Amendment to Conditional Use Permit No. 4078 (2004R-253)  
Amendment No. 1 to First Amended and Restated Development  
Agreement No. 99-01  
Amendment No. 1 to Disposition and Development Agreement

2002

General Plan Amendment No. 2001-00393  
Amendment No. 5 to The Disneyland Resort Specific Plan No. 92-1  
Amendment to Conditional Use Permit No. 4078  
Amendment No. 3 to the Anaheim Resort Public Realm Landscape Program  
First Amended and Restated Development Agreement No. 99-01  
Disposition and Development Agreement

2005/06

General Plan Amendment No. 2005-00440  
Amendment No. 6 to The Disneyland Resort Specific Plan No. 92-1  
Amendment to Conditional Use Permit No. 4078 (Tracking No. CUP2006-  
06065)  
Amendment No. 3 to First Amended and Restated Development Agreement No.  
99-01  
Amendment No. 3 to Disposition and Development Agreement By and  
Between Anaheim GW, LLC and City of Anaheim  
Tentative Parcel Map No. 2002-205  
Final Site Plan No. 2006-00002  
Other related actions to implement Anaheim GardenWalk project

Location: East of Harbor Boulevard, South of Disney Way, West of Clementine Street and North of Katella Avenue within District A/Pointe Anaheim Overlay (to be renamed Anaheim GardenWalk Overlay) and Portion of Parking District (East Parking Area)/C-R Overlay and Pointe Anaheim Overlay (to be renamed Anaheim GardenWalk Overlay) of The Disneyland Resort Specific Plan

**This Modified Mitigation Monitoring Plan includes those mitigation measures applicable to this project from Modified Mitigation Monitoring Program No. 0067 for The Disneyland Resort Specific Plan (EIR No. 311) and additional mitigation measures as identified in the Mitigated Negative Declaration approved in conjunction with the Pointe Anaheim Project (renamed the Anaheim GardenWalk project), as amended per the Addendum approved on February 26, 2002, and the Second Addendum approved on (\_\_\_\_, 2006) in conjunction with the above-listed project actions modifying the project.**

#### **Terms and Definitions:**

1. **Property Owner/Developer** – Anaheim GW, LLC
2. **Project Design Features (PDF's)** - Measures incorporated into the Pointe Anaheim Project by the property owner/developer with the intent of minimizing potential environmental impacts. The project design features included in this mitigation monitoring plan will be implemented as mitigation measures.

3. **Environmental Equivalent/Timing** - Any Project Design Feature or Mitigation Measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be borne by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.
4. **Timing** - This is the point where a mitigation measure/project design feature must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure/project design feature must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine City practices and procedures will ensure that the intent of the measure/project design feature has been complied with. For example, if the timing is, "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
5. **Responsibility for Monitoring** - Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.
6. **Ongoing Mitigation Measures** - The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a mitigation measure/project design feature has been demonstrated for a period of one year, monitoring of the mitigation measure/project design feature will be deemed to be satisfied and no further monitoring will occur. For mitigation measures/project design features that are to be monitored "Ongoing During Construction", the annual letter will review those mitigation measures/project design features only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.
7. **Building Permit** - For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building, but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.
8. **Applicability** – Each Mitigation Measure and Project Design Feature applies to development within Area A and Area B (as described in the Second Addendum to the Pointe Anaheim Mitigated Negative Declaration, in accordance with the timing stated in the measure, unless stated otherwise in the measure.

Timing	Measure	Responsible for Monitoring
<b>3.1 LAND USE – RELATED PLANS AND POLICIES</b>		
3.1-1 Prior to approval of the Final Site Plan	Plans (including, but not limited to, a site plan, conceptual elevations, conceptual landscape plans and signage plans) shall be submitted by the property owner/developer and will be reviewed for consistency with The Disneyland Resort Specific Plan.	Planning Department, Planning Services Division
<b>3.2 LAND USE COMPATIBILITY</b>		
3.2-1 Prior to approval of the Final Site Plan	The property owner/developer shall submit plans detailing the setbacks for the parking structures and landscaping plans which minimize compatibility impacts of the parking facilities on surrounding areas, consistent with Section 5.8 of The Disneyland Resort Specific Plan.	Planning Department, Planning Services Division
3.2-2 Prior to issuance of each hotel building permit,	A pre-project study of radio transmission from the AM 1500 Highway Advisory Radio Transmission Tower located on the Fire Station No. 3 site shall be conducted by the property owner/developer to determine baseline conditions for the entire Anaheim GardenWalk Overlay. Six months after topping out or any earlier time as determined necessary by the City of Anaheim, a follow-up study of radio tower transmissions shall be undertaken immediately by the property owner/developer. If the City of Anaheim determines that the proposed project creates a	Planning Department, Planning Services Division

Timing	Measure	Responsible for Monitoring
	significant impact on radio transmission, a signal booster relay system, tower relocation, or other solution as approved by the City of Anaheim shall be implemented by the property owner/developer as soon as practicable.	
<b>3.3 TRANSPORTATION AND CIRCULATION</b>		
3.3-1 Prior to issuance of each building permit	Appropriate traffic signal assessment fees shall be paid by the property owner/developer to the City of Anaheim in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit or credit given for City-authorized improvements.	Planning Department, Building Division; Public Works Department, Traffic and Transportation Division
3.3-2 Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first, in Area A and in Area B.	<p>The property owner/developer shall irrevocably offer for dedication (with subordination of easements), including necessary construction easements, the ultimate rights-of-way (as indicated in the General Plan Circulation Element) for the following arterial highway/street half-sections on or adjacent to parcels under its ownership or control to the City of Anaheim:</p> <p>Area A</p> <ol style="list-style-type: none"> <li>a. Katella Avenue (to ultimate 8-lane facility)</li> <li>b. Disney Way, along the frontage of Area A</li> <li>c. Clementine Street</li> </ol> <p>Area B</p> <ol style="list-style-type: none"> <li>a. Harbor Boulevard</li> <li>b. Disney Way, along the frontage of Area B</li> </ol>	Planning Department, Planning Services Division; Public Works Department, Development Services Division
3.3-3 Within 120 days of acquiring properties adjacent to arterial highways/street intersection half sections	If, after the initial dedications, any additional parcels are acquired by the property owner/developer adjacent to the arterial highway/street intersection half-sections included in MM 3.3-2 of Modified Mitigation Monitoring Program No. 004 , the property owner/developer shall notify the City in writing of said acquisition and the ultimate rights-of-way for said properties shall be irrevocably offered for dedication to the City of Anaheim.	Planning Department, Planning Services Division; Public Works Department, Development Services Division
3.3-4 Prior to approval of the first grading plan in Area A; implemented prior to first final building and zoning inspection in Area A.	<p>A phasing plan shall be submitted for review and approval to the City Engineer demonstrating how the following improvements, as approved by the City Engineer, will be constructed by the property owner/developer:</p> <ul style="list-style-type: none"> <li>• Clementine Street/Anaheim GardenWalk driveway intersection; and</li> <li>• Clementine Street between Disney Way and Katella Avenue (including the median).</li> </ul>	Public Works Department, Traffic and Transportation Division
3.3-5 Prior to issuance of each building permit	Appropriate traffic impact and improvement fees shall be paid by the property owner/developer to the City of Anaheim in amounts determined by the City Council Resolution in effect at the time of issuance of the building permit with credit given for City-authorized improvements	Planning Department, Building Division; Public Works Department,

<b>Timing</b>	<b>Measure</b>	<b>Responsible for Monitoring</b>
	provided by the property owner/developer; and, participate in all applicable reimbursement or benefit districts which have been established.	Traffic and Transportation Division
3.3-6 To be shown on street improvement plans; and to be implemented prior to final building and zoning inspection for the parking structure	Access roads leading up to the parking facilities shall be sized to accommodate traffic at peak hours, thereby substantially reducing the likelihood of backups onto City streets and freeway ramps.	Public Works Department, Design Division

Timing	Measure	Responsible for Monitoring																																																			
3.3-7 Prior to issuance of the first building permit in Area A.	<p>The property owner/developer shall fully fund the implementation of the SCOOT System at the Haster Street/Katella Avenue intersection and along the Harbor Boulevard, Katella Avenue, Disney Way, and Clementine Street corridors in the Anaheim Resort area. The specific improvements to be implemented are identified in Table 4.3-8 which follows (in the Pointe Anaheim IS/MND). Property owner/developer shall also fund the installation of SCOOT loop detectors at all 16 locations as well as the installation of new traffic signal controllers and cabinets at the eight locations identified in Table 4.3-8, which will also include signal preemption for fire response vehicles. Implementation will be to the satisfaction of the City Engineer. Pavement repair, if needed to provide additional conduit, will be provided by the property owner/developer to the satisfaction of the City Engineer. If, however, any or all of the above mentioned improvements have been implemented prior to the time that the property owner/developer implements the project, the City Engineer may instead require that the property owner/developer pay an equal amount of funding to be used towards an alternative traffic improvement in the immediate area that will benefit traffic movement in the Anaheim Resort Area.</p> <p style="text-align: center;"><b>TABLE 4.3-8</b></p> <p style="text-align: center;"><b>LOCATIONS FOR IMPLEMENTATION OF SCOOT SIGNAL SYSTEM UPGRADE MITIGATION MEASURE</b></p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Intersection</u></th> <th style="text-align: center; border-bottom: 1px solid black;"><u>Install SCOOT Loop Detectors</u></th> <th style="text-align: center; border-bottom: 1px solid black;"><u>Install 2070 Traffic Signal Controller</u></th> </tr> </thead> <tbody> <tr><td>Ball &amp; Harbor</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; I-5 NB Ramps</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; I-5 SB Ramps</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; Manchester</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; Esplanade</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; Disney Way</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Harbor &amp; Katella</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Katella &amp; Clementine</td><td style="text-align: center;">X</td><td></td></tr> <tr><td>Katella &amp; Haster</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Katella &amp; I-5 SB Ramps</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Katella &amp; I-5 NB Ramps</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Katella &amp; Lewis</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Clementine &amp; Disney Way</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Disney Way &amp; I-5 SB Ramps</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Disney Way &amp; Anaheim Boulevard</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> <tr><td>Disney Way &amp; Anaheim GardenWalk Access</td><td style="text-align: center;">X</td><td style="text-align: center;">X</td></tr> </tbody> </table>	<u>Intersection</u>	<u>Install SCOOT Loop Detectors</u>	<u>Install 2070 Traffic Signal Controller</u>	Ball & Harbor	X		Harbor & I-5 NB Ramps	X		Harbor & I-5 SB Ramps	X		Harbor & Manchester	X		Harbor & Esplanade	X		Harbor & Disney Way	X		Harbor & Katella	X		Katella & Clementine	X		Katella & Haster	X	X	Katella & I-5 SB Ramps	X	X	Katella & I-5 NB Ramps	X	X	Katella & Lewis	X	X	Clementine & Disney Way	X	X	Disney Way & I-5 SB Ramps	X	X	Disney Way & Anaheim Boulevard	X	X	Disney Way & Anaheim GardenWalk Access	X	X	Public Works Department, Traffic and Transportation Division
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Timing	Measure	Responsible for Monitoring
<p>3.3-8 Prior to the first final building and zoning inspection</p> <p>On-going during Project operations</p>	<p>The property owner/developer shall provide proof of participation in the Anaheim Transportation Network (ATN).</p> <p>Every property owner and/or lessee shall be a voting member of the ATN, subject to the terms and provisions of the by-laws and association rules of the ATN.</p> <p>Every property owner and/or lessee shall participate in ATN coordinated transportation demand management efforts designed to decrease traffic congestion and increase ridesharing.</p> <p>Every property owner and/or lessee shall financially participate in the operation of a clean fuel shuttle system, if established.</p> <p>Every property owner and/or lessee shall designate an on-site contact who will be responsible for coordinating with the ATN and implementing all trip mitigation measures. The requirements of the mitigation measure will be included in the lease or other agreement with all of the project participants. Documentation indicating compliance with this mitigation measure will be included in the annual monitoring report ongoing during project operation.</p>	<p>Public Works Department, Traffic and Transportation Division</p>
<p>3.3-9 Prior to approval of each Final Site Plan encompassing a parking facility</p>	<p>A Parking Structure Layout and Signing Plan demonstrating a layout of required parking spaces and signage shall be provided to the Planning Department, Planning Services Division, for review and approval.</p>	<p>Planning Department, Planning Services Division</p>
<p>3.3-10 Prior to the first final building and zoning inspection in Area A and in Area B; and on-going during Project operations, with verification by participating lessees</p>	<p>The property owner/developer will implement and administer a comprehensive Transportation Demand Management (TDM) program for all employees. Objectives of the TDM program shall be to increase ridesharing and use of alternative transportation modes by guests and provide a menu of commute alternatives for employees to reduce project-generated trips.</p> <p>A menu of TDM program strategies and elements for future employee commute options include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Onsite Service. Onsite services, such as food, retail, and other services be provided.</li> <li>• Ridesharing. A computer listing of all employee members be developed for the purpose of providing a “matching” of employees with other employees who live in the same geographic areas and who could rideshare.</li> <li>• Vanpooling. A computer listing of all employees for the purpose of matching numbers of employees who live in geographic proximity to one another and could comprise a vanpool.</li> <li>• Transit Pass. Southern California Rapid Transit District and Orange County Transportation Authority (including commuter rail) passes be promoted through financial assistance and onsite sales to encourage employees to use the various transit and bus services from</li> </ul>	<p>Public Works Department, Traffic and Transportation Division</p>

Timing	Measure	Responsible for Monitoring
3.3-10 [continued]	<p>throughout the region.</p> <ul style="list-style-type: none"> <li>• Commuter Bus. As commuter “express” bus service expands throughout the region, passes for use on these lines may be provided for employees who choose to use this service. Financial incentives be provided.</li> <li>• Shuttle Service. A computer listing of all employees living in proximity to the project be generated, and a local shuttle program offered to encourage employees to travel to work by means other than the automobile.</li> <li>• Bicycling. A Bicycling Program be developed to offer a bicycling alternative to employees. Secure bicycle racks, lockers, and showers be provided as part of this program. Maps of bicycle routes throughout the area be provided to inform potential bicyclists of these options.</li> <li>• Rental Car Fleet. A “fleet vehicle” program be developed to provide employees who travel to work by means other than an automobile with access to automobiles in case of emergency, medical appointments, etc. This service would help employees use alternative modes of transportation by ensuring that they would be able to have personal transportation in the event of special circumstances.</li> <li>• Guaranteed Ride Home Program. A program to provide employees who rideshare, or use transit or other means of commuting to work, with a prearranged ride home in a taxi, rental car, shuttle, or other vehicle, in the event of emergencies during the work shift.</li> <li>• Target Reduction of Longest Commute Trip. An incentive program for ridesharing and other alternative transportation modes to put highest priority on reduction of longest employee commute trips.</li> <li>• Stagger shifts.</li> <li>• Develop a “compressed work week” program, which provides for fewer work days but longer daily shifts as an option for employees.</li> <li>• Explore the possibility of a “telecommuting” program that would link some employees via electronic means (e.g., computer with modem).</li> <li>• Develop a parking management program that provides incentives to those who rideshare or use transit means other than single-occupant auto to travel to work.</li> <li>• Access. Preferential access to high occupancy vehicles and shuttles may be provided.</li> <li>• Financial Incentive for Ridesharing and/or Public Transit. (Currently, Federal law provides tax-free status for up to \$60 per month per employee contributions to employees who vanpool or use public transit including commuter rail and/or express bus pools).</li> <li>• Financial Incentive for Bicycling. Employees offered financial incentives for bicycling to work.</li> <li>• Special “Premium” for the Participation and Promotion of Trip Reduction. Ticket/passes to special events, vacations, etc. be offered to employees who recruit other employees for vanpool, carpool, or other trip reduction programs.</li> <li>• Actively recruit prospective employees residing within a 30-minute commute shed.</li> <li>• Design incentive programs for carpooling and other alternative transportation modes so as</li> </ul>	

Timing	Measure	Responsible for Monitoring
	to put highest priority on reduction of longest commute trips.	
	Every property owner and/or lessee shall designate an on-site contact who will be responsible for coordinating with the ATN and implementing all trip mitigation measures with an on-site coordinator. The on-site coordinator will be the one point of contact representing the project with the ATN. The requirements of the mitigation measure will be included in the lease or other agreement with all of the project participants. Documentation indicating compliance with this mitigation measure will be included in the annual monitoring report ongoing during project operation.	
3.3-11 Prior to the first final building and zoning inspection in Area A and in Area B; and implementation on-going during Project operations	The property owner/developer will provide a Parking Maintenance and Operation Plan to the Planning Department, Planning Services Division, for review and approval; and said Plan shall be implemented on an on-going basis during Project operation.	Planning Department, Planning Services Division
<i>Parking</i>		
3.3-12a Prior to approval of the first Final Site Plan for Area A	The parking facility serving development within Area A shall be designed to provide striped parking spaces for 3,076 cars and 15 bus spaces. Prior to approval of the Final Site Plan for the last hotel in Area A, the remaining 124 parking spaces shall be provided in Area A.	Planning Department, Planning Services Division
3.3-12b Prior to approval of the Final Site Plan for Area B	Parking facilities serving Area B shall be shown on the Final Site Plan and designed to accommodate 1,600 cars for a total of 4,800 parking spaces for the full build-out of the Anaheim GardenWalk project.	
3.3-13 <i>Deleted intentionally February 26, 2002. Updated parking demand would be accommodated without the need for flex parking.</i>		
<i>Pedestrian Safety</i>		
3.3-14 Upon commencement of any activity/uses authorized by Conditional Use Permit No. 4078 as amended; and on-going during Project operations	If reasonably needed in order to regulate the flow of pedestrian traffic to the project, as determined by the City's Traffic and Transportation Manager , the property owner/developer shall pay all costs associated with providing one or more pedestrian crossing officers at Harbor Boulevard and Disney Way, in order to facilitate the flow of pedestrians during the "Peak Period," which is defined as the time period from 5:00 p.m. to 9:00 p.m. during the following seasonal peaks: the Memorial Day weekend through the Labor Day weekend; the week prior to, during and following Christmas week; Easter weeks (one week before and one week after); and at any other time determined to be necessary by the City's Traffic and Transportation Manager. The continued need for this officer(s) will be reviewed by the City's Traffic and Transportation Manager at least once annually, and the days and/or hours of pedestrian crossing officer	Public Works Department, Traffic and Transportation Division

Timing	Measure	Responsible for Monitoring
	staffing shall be adjusted, when determined necessary by the City's Traffic and Transportation Manager.	
3.3-15 Prior to the first final building and zoning inspection in Area A	The property owner/developer shall submit to the City's Traffic and Transportation Manager for review and approval, a program for coordinating traffic signal timing in the area (within the limits of the SCOOT signal upgrades) which shall thereafter be implemented by the property owner/developer. In addition, the property owner/developer shall submit to the City's Traffic and Transportation Manager for review and approval, a study assessing the benefits of restricting, during certain peak exiting times, pedestrian crossings on the crosswalk located on the north side of the intersection of Harbor Boulevard and Disney Way to improve the circulation of vehicular traffic by causing all east-west crossing pedestrian traffic to occur on the south side of such intersection where pedestrian crossings will not slow the east to north turning movement of cars exiting The Disneyland Resort.	Public Works Department, Traffic and Transportation Division
3.3-16 On-going during Project operations	If such restricted pedestrian movement (refer to MM 3.3-15) is determined to be necessary by the City's Traffic and Transportation Manager, the property owner/developer shall pay all costs associated with the design and implementation of such restricted crosswalk for this intersection to the satisfaction of the City Engineer, within the timeframe established by the City Engineer.	Public Works Department, Traffic and Transportation Division
<b>3.4 AIR QUALITY</b>		
3.4-1 Prior to each final building and zoning inspection	The property owner/developer shall comply with all SCAQMD offset regulations and implementation of Best Available Control Technology (BACT) for all permitted new and modified stationary sources. Copies of permits shall be given to the Planning Department.	South Coast Air Quality Management District; Planning Department, Planning Services Division
3.4-2 On-going during Project operations	The property owner/developer shall schedule goods movements for off-peak traffic hours to reduce emissions to the extent practicable.	Public Works Department, Traffic and Transportation Division
3.4-3 Prior to issuance of each building permit	The property owner/developer shall submit evidence that low emission paints and coatings are utilized in the design and construction of buildings in compliance with AQMD regulations. This information shall be denoted on the project plans and specifications.	South Coast Air Quality Management District; Planning Department, Building Division
3.4-4 Prior to issuance of each building permit	The project design will incorporate the following energy-saving features which will also contribute to reduced emissions: <ul style="list-style-type: none"> <li>• Improved thermal integrity of structures and reduced thermal load through use of automated time clocks or occupant sensors.</li> </ul>	Public Utilities Department, Electric Services Administration, Resource Efficiency

Timing	Measure	Responsible for Monitoring
	<ul style="list-style-type: none"> <li>• Efficient heating and other appliances.</li> <li>• Incorporation of appropriate passive solar design.</li> <li>• Proper sealing of buildings.</li> </ul>	
3.4-5 On-going during Project operations	The property owner/developer shall participate in marketing programs which promote The Anaheim Resort area as a Vacation Destination to encourage use of facilities within the area rather than taking cars to destinations off-site. This will be demonstrated through documentation in the MMRP Annual Report of the various marketing programs in which the Anaheim GardenWalk participated during the year.	Public Works Department, Traffic and Transportation Division
<b>3.5 NOISE</b>		
3.5-1 On-going during project operations	The property owner/developer shall ensure that noise from areas which involve live amplified music and/or open-air festival events, do not exceed the noise levels established by Chapter 6.70 (Sound Pressure Levels) of the Anaheim Municipal Code.	Planning Department, Building Division and Code Enforcement Division
3.5-2 Prior to commencement of amplified music or the generation of noise from open-air festival events, within nine months from the commencement of said noise generating activities and on-going during project operations	A Noise Monitoring Program prepared by a certified acoustical engineer shall be submitted to the Planning Department, Planning Services Division, for review and approval for any component of Anaheim GardenWalk that has the potential to involve amplified music or noise from open-air festival events and, within nine months of commencement of said activity, the property owner/developer shall submit the results of the Noise Monitoring Program conducted by a certified acoustical engineer to ensure that there are no violations of Chapter 6.70 (Sound Pressure Levels) from the Anaheim GardenWalk activity outside the Project. If noise in excess of Chapter 6.70 (Sound Pressure Levels) is detected, the property owner/developer shall modify operations immediately to bring the noise-generating activity into conformance with Chapter 6.70.	Planning Department, Planning Services Division and Building Division
<b>3.6 EARTH RESOURCES - GEOLOGY, SOILS AND SEISMICITY</b>		
3.6-1 Prior to approval of each grading plan	The property owner/developer shall submit a thorough soils and geological report for the area to be graded, based on proposed grading and prepared by an engineering geologist and geotechnical engineer. The report shall comply with Title 17 of the Anaheim Municipal Code.	Public Works Department, Development Services Division
3.6-2 Prior to issuance of each building permit	The property owner/developer shall submit for review and approval detailed foundation design information for the subject buildings, prepared by a civil engineer, based on recommendations by a geotechnical engineer.	Planning Department, Building Division
3.6-3 Prior to issuance of each foundation permit	The property owner/developer shall submit a report prepared by a geotechnical engineer for review and approval which shall investigate the subject foundation excavations to determine if soft layers are present immediately beneath the footing site and to ensure that compressibility does not underlie the footing.	Planning Department, Building Division

Timing	Measure	Responsible for Monitoring
3.6-4 Prior to issuance of each building permit	The property owner/developer shall submit plans showing that the proposed structure has been analyzed for earthquake loading and designed according to the most recent seismic standards in the Uniform Building Code adopted by the City of Anaheim.	Planning Department, Building Division
<b>3.7 GROUNDWATER AND SURFACE HYDROLOGY</b>		
3.7-1 Prior to approval of a grading plan; and implementation during Project construction and operation	<p>The property owner/developer shall submit a Master Drainage and Runoff Management Plan (MDRMP) for review and approval and pay the required South Central Area Master Plan of Drainage (SCAMPD) storm drain fees. The Master Plan shall include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> <li>a. Backbone storm drain layout and pipe size, including supporting hydrology and hydraulic calculations for storms up to and including the 100-year storm.</li> <li>b. A delineation of the improvements to be implemented for control of project-generated drainage and runoff.</li> <li>c. Detailed assessment of existing water quality, potential water quality impacts, and a description of proposed measures to maintain water quality to the extent required by the National Pollutant Discharge Elimination System (NPDES) and its regulations, including the following:                             <ul style="list-style-type: none"> <li>(1) Incorporation of structural and nonstructural City-controlled Best Management Practices (BMPs). BMPs shall, to the extent permitted by law, include, but are not limited to, containment of masonry and paint wastes on the construction site; proper disposal of vehicle fuel and maintenance wastes; disposal of trash and debris; prohibiting water wash down of paved areas (both during and after construction unless allowed by the NPDES permit); and education/training for construction workers on these practices. Engineering details, maintenance procedures, and funding responsibilities of these BMPs shall also be described.</li> <li>(2) Incorporation of measures to comply with applicable actions to be identified by the RWQCB in conformance with the State Water Resources Control Board (SWRCB) statewide water quality control plan for inland surface waters, adopted April 11, 1991.</li> <li>(3) Description of a water quality monitoring program to monitor water quality during and subsequent to construction and to evaluate the effectiveness of BMPs. The water quality monitoring program shall identify: (1) the person/agency responsible for implementing the program, (2) sources of pollutants in runoff (e.g., nuisance flows from development areas, irrigation flows), (3) specific types of pollutants expected in runoff</li> </ul> </li> </ul>	Public Works Department, Development Services Division; Regional Water Quality Control Board; Orange County Flood Control District

Timing	Measure	Responsible for Monitoring
	<p>that will be monitored (e.g., total suspended solids, phosphorous, lead), (4) water quality sampling stations that are representative of runoff from the sources identified above, (5) sampling program methodology, including devices to be used and frequency and duration of sampling, (6) method for evaluating data collected from a sampling program, including threshold standards for determining effectiveness of BMPs, and (7) additional measures, if necessary, to increase the effectiveness of the BMPs to the threshold standards identified in C(1) above.</p>	
<p>3.7-2 Prior to issuance of each building permit</p>	<p>The property owner/developer shall submit landscaping and irrigation plans and an Irrigation Management Program. This landscape plan shall include a maintenance program to control the use of fertilizers and pesticides, and an irrigation system designed to minimize surface runoff and overwatering. Additionally:</p> <ul style="list-style-type: none"> <li>a. The landscape plans shall be prepared and certified by a licensed landscape architect. The landscape architect shall submit plans in accordance with Anaheim's Landscape Water Efficiency Ordinance and Guidelines.</li> <li>b. The Irrigation Management Program shall specify methods for monitoring the irrigation system and shall be designed by an irrigation engineer (plans to be submitted in accordance with the Specific Plan). The system shall ensure that irrigation rates do not exceed the infiltration of local soils and that the application of fertilizers and pesticides do not exceed appropriate levels of frequencies.</li> <li>c. The landscape and irrigation plans shall be developed to be consistent with the provisions of the Specific Plan, which require that the maximum annual water allowance for the project not exceed 80 percent of the mean annual evapotranspiration, or that the landscape irrigation system include water-conserving features such as low-flow irrigation heads, automatic irrigation scheduling equipment, flow sensing controls, rain sensors, soil moisture sensors, and other water-conserving equipment. In addition, all irrigation systems shall be designed so that they will function properly with reclaimed water, if it should become available.</li> </ul>	<p>Public Utilities Department, Electric Services Administration, Resource Efficiency; Community Services Department, Parks Division; Planning Department, Planning Services Division</p>
<p>3.7-3 On-going during Project operations</p>	<p>The property owner/developer shall provide for the following: cleaning of all paved areas not maintained by the City of Anaheim including, but not limited to, private streets and parking lots on not less than a monthly basis. Using water to clean streets, parking lots, and other areas shall be allowed on a periodic basis if allowed in the applicant's NPDES permit. Nightly washdown shall be allowed where advisable to maintain safe and sanitary working conditions, if allowed in the property owner/developer's and City's NPDES permit. Flushing debris, residue, and sediment down the storm drains shall conform to the property owner/developer's NPDES</p>	<p>Public Works Department, Streets and Sanitation Division</p>

Timing	Measure	Responsible for Monitoring
	requirements. Property owner/developer agrees that material deposited in City storm drains shall not be in violation of the City's NPDES permit.	
3.7-4 Prior to each final building and zoning inspection	The property owner/developer shall submit a letter from a landscape architect stating that landscape materials and irrigation systems have been installed as specified in the approved landscaping and irrigation plans. Any modifications to the landscape plan shall be specifically approved by the Planning Department.	Planning Department, Planning Services Division
3.7-5 To be installed with Project water mains; and to be connected if reclaimed water becomes available	To reduce the project's demand on potable water, the property owner/developer shall install water lines on-site so that reclaimed water may be used for landscape irrigation and other purposes.	Public Utilities Department, Water Services Administration
<b>3.8 CONSTRUCTION</b>		
<i>Demolition And Earthwork</i>		
3.8-1 Prior to issuance of each grading permit (for Import/Export Plan) and prior to issuance of each demolition permit (for Demolition Plan) for Area B	The property owner/developer shall submit Demolition and Import/Export Plans. The plans shall include identification of offsite locations for material export from the project and options for disposal of excess material. These options may include recycling of materials onsite, sale to a soil broker or contractor, sale to a project in the vicinity or transport to an environmentally cleared landfill, with attempts made to move it within Orange County. The property owner/developer shall be encouraged to offer recyclable building materials, such as asphalt or concrete for sale or removal by private firms or public agencies for use in construction of other projects, if not all can be reused on the project site.	Public Works Department, Traffic and Transportation Division
<i>Transportation and Circulation</i>		
3.8-2.a Prior to issuance of the first building permit	The property owner/developer shall submit a Traffic Mitigation and Construction Phasing and Control Plan. The Traffic Mitigation, Construction Phasing and Control Plan shall identify the following:  a. A Construction Staging Area Plan showing the location and size of the construction staging area. The Plan shall also show how the staging area will be screened from view in compliance with the City of Anaheim Municipal Code.	Public Works Department, Traffic and Transportation Division; Planning Department, Planning Services Division
3.8-2.b Prior to approval of a grading plan or issuance of demolition or building permits, whichever occurs first	b. A Construction Barrier Plan showing the location and types of barriers that will be in place during grading and construction. Said plan shall provide for all construction areas to be screened from view, in compliance with the City of Anaheim Municipal Code and shall include provision for the type and height of the barriers to be placed along all construction perimeters prior to the commencement of demolition, site preparation, or grading, whichever occurs first.	Public Works Department, Traffic and Transportation Division; Planning Department, Planning Services Division

Timing	Measure	Responsible for Monitoring
<p>3.8-2.c Prior to approval of a grading plan or issuance of demolition or building permit, whichever occurs first</p>	<p>c. A Truck Route Plan identifying truck routes along arterials, avoiding residential areas to the extent feasible and in compliance with Chapter 6.70 (Sound Pressure Levels). The Plan shall show conformance with the external noise limits for construction between 7 p.m. and 7 a.m. The Plan shall also prohibit construction traffic on residential streets where improvements are not planned and shall provide measures to ensure that truck drivers are directed away from residential streets and travel on approved routes only. Measures to assist in guiding truck movement on the arterial roadway system include, but are not limited to, provision of truck route maps to truck drivers and placement of flag persons and construction signage at appropriate locations. The Truck Route Plan shall provide for monitoring of street conditions and potential repairing and/or re-paving by property owner/developer after completion of construction as required by the City Engineer. This plan shall be adhered to throughout the project construction period.</p>	<p>Public Works Department, Traffic and Transportation Division;                      Planning Department, Community Preservation Division</p>
<p>3.8-2.d Prior to approval of a grading plan or issuance of demolition or building permit, whichever occurs first</p>	<p>d. A Construction Traffic Management Plan which includes mechanisms to reduce construction-related traffic congestion which shall be implemented during grading and construction, including, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>(1) Configure construction parking to minimize onsite and offsite traffic interference.</li> <li>(2) Minimize obstruction of through-traffic lanes.</li> <li>(3) Provide flag persons to guide traffic, as determined in the plan.</li> <li>(4) Coordinate scheduling with other infrastructure improvements to allow them to be facilitated efficiently during roadway improvements, such as sewer, storm drain, and water line improvements.</li> <li>(5) Outline procedures for any required traffic detours during construction, including provision of tour bus stops.</li> <li>(6) Phase each roadway improvement to allow access to all existing businesses. In some instances, this will require lane-by-lane renovation, temporary bypass roads, or traffic reroutes.</li> <li>(7) Employ vertical shoring as often as possible. This will minimize the amount of road surface that will be disturbed at a given location.</li> </ol>	<p>Public Works Department, Traffic and Transportation Division</p>

Timing	Measure	Responsible for Monitoring
<p>3.8-2.e Prior to approval of each grading plan</p> <p>3.8-2.f Note: Combined with 3.8-2.d</p>	<p>(8) Sequence the construction of each roadway improvement to minimize disruption to residents and businesses. The property owner/developer shall coordinate with the Convention Center and area hotels to ensure continued operations of these facilities, as well as the continued operation of the existing Disneyland theme park and Disneyland Hotel.</p> <p>(9) Establish off-site parking and staging areas, where practical and possible, to minimize the impact to existing level of service on adjacent roadways. These off-site parking and staging areas will allow a dispersion of traffic flow to non-critical areas and will encourage bussing of construction workers from the off-site areas to the construction sites.</p> <p>e. A Trip Reduction Plan for construction crew vehicles shall be prepared to reduce potential vehicle trips on the road and identify parking locations for construction employees and equipment for each project component that exceeds 100 construction employees.</p>	<p>Public Works Department, Traffic and Transportation Division;                      Planning Department, Planning Division</p>
<p>3.8-2.g Intentionally Deleted redundant with above measure</p>		
<p>3.8-3 On-going during construction</p>	<p>The property owner/developer shall submit a monthly update report showing construction activities for the upcoming month which shall include traffic mitigation and control planning and construction scheduling.</p>	<p>Public Works Department, Traffic and Transportation Division</p>
<p>3.8-4 Intentionally deleted. redundant with above measure</p>		
<p>3.8-5 On-going during construction</p>	<p>If Anaheim Police Department or Anaheim TMC personnel are required to provide temporary traffic control services, the property owner/developer shall reimburse the City, on a fair share basis, if applicable, for reasonable costs associated with such services.</p>	<p>Police Department;                      Public Works Department, Traffic and Transportation Division</p>

Timing	Measure	Responsible for Monitoring
<i>Air Quality</i>		
3.8-6 On-going during construction	<p>The following measures will be followed by the property owner/developer to reduce air quality impacts:</p> <ol style="list-style-type: none"> <li>a. Normal wetting procedures or other dust palliative measures shall be followed during earth-moving operations to minimize fugitive dust emissions, in compliance with the City of Anaheim Municipal Code.</li> <li>b. Roadways adjacent to the project shall be swept and cleared of any spilled export material at least twice a day to assist in minimizing fugitive dust; haul routes shall be cleared as needed if spills of material exported from the project site occur.</li> <li>c. Where practicable, heavy duty construction equipment shall be kept onsite when not in operation to minimize exhaust emissions associated with vehicles repetitiously entering and exiting the project site.</li> <li>d. Trucks importing or exporting soil material and/or debris shall either be covered prior to entering public streets, or shall comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads. This California Vehicle Code section stipulates that the load, where it contacts the sides, front and back of the cargo area, remain six inches from the upper edge of the container area, and that the load does not extend, at its peak, above any part of the upper edge of the cargo container area.</li> <li>e. Manually irrigate or activate irrigation systems necessary to water and maintain the vegetation as soon as planting is completed.</li> <li>f. Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.</li> <li>g. Suspend all grading operations when wind speeds (as instantaneous gust) exceed 25 miles per hour and during second stage smog alerts.</li> <li>h. The project will comply with the SCAQMD Rule 402, which states that no dust impacts offsite are sufficient to be called a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.</li> <li>i. Use low emission mobile construction equipment (e.g., tractors, scrapers, dozers, etc.) where practicable.</li> </ol>	<p>Planning Department,                  Building Division;                  Public Works Department,                  Development Services                  Division</p>

Timing	Measure	Responsible for Monitoring
	<ul style="list-style-type: none"> <li>j. Utilize existing power sources (e.g., power poles) or clean-fuel generators rather than temporary power generators, where practicable.</li> <li>k. Maintain construction equipment engines by keeping them properly tuned.</li> <li>l. Use low sulfur fuel for equipment, to the extent practicable.</li> </ul>	
3.8-7 On-going during construction	<p>The property owner/developer shall implement the following to limit emissions from architectural coatings and asphalt usage:</p> <ul style="list-style-type: none"> <li>a. Use non-solvent-based coatings on buildings, wherever appropriate.</li> <li>b. Use solvent-based coatings, where they are necessary, in ways that minimize solvent emissions.</li> <li>c. Encourage use of high-solid or water-based coatings.</li> </ul>	Air Quality Management District; Planning Department, Building Division
3.8-8 On-going during construction	<p>All construction contractors shall comply with SCAQMD regulations, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Rule 403 was amended by the SCAQMD after preparation of The Disneyland Resort EIR No. 311. Specific measures contained in the rule to reduce fugitive dust include the following:</p> <ul style="list-style-type: none"> <li>a. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.</li> <li>b. For open storage piles, apply water hourly or cover with temporary coverings.</li> <li>c. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.</li> <li>d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.</li> <li>e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.</li> </ul>	Air Quality Management District; Planning Department, Building Division

Timing	Measure	Responsible for Monitoring
<i>Noise</i>		
3.8-9 On-going during demolition and construction	Construction noise shall be limited by the property owner/developer to 60 dBA along the property boundaries before 7:00 a.m. and after 7:00 p.m. as governed by Chapter 6.70 (Sound Pressure Levels) of the Anaheim Municipal Code.	Planning Department, Building Division and Code Enforcement Division
3.8-10 On-going during construction	The property owner/developer shall ensure that all internal combustion engines on construction equipment are fitted with properly maintained mufflers.	Planning Department, Building Division
<i>Hydrology and Erosion</i>		
3.8-11 On-going during grading operations	The property owner/developer shall implement standard practices from all applicable codes and ordinances to prevent erosion.	Public Works Department, Development Services Division
3.8-12 Prior to issuance of each grading permit	The property owner/developer shall obtain required NPDES construction storm permits from the State Water Resources Control Board, if applicable. Copies of the Notice of Intent or permits, as applicable, shall be submitted to the City Engineer.	Regional Water Quality Control Board; Public Works Department, Development Services Division
<i>Hazardous Materials</i>		
3.8-13 On-going during demolition and construction	In the event that hazardous waste, including asbestos, is discovered during site preparation or construction, the property owner/developer shall ensure that the identified hazardous waste and/or hazardous material are handled and disposed of in the manner specified by the State of California Hazardous Substances Control Law (Health and Safety Code, Division 20, Chapter 6.5), according to the requirements of the California Administrative Code, Title 30, Chapter 22, and the Uniform Fire Code, Article 87.	Air Quality Management District; Orange County Health Department; Planning Department, Building Division; Fire Department; Environmental Protection Agency
<b>3.9 EMPLOYMENT, POPULATION, AND HOUSING</b>		
3.9-1 On-going during Project operations	The property owner/developer will aggressively recruit workers who are already part of the resident work force in the region. Implementation of The Disneyland Resort Specific Plan will further efforts in offering employment opportunities at various socioeconomic levels. The requirements of the mitigation measure will be included in the lease or other agreement with all of the project participants. Documentation indicating compliance with this mitigation measure will be included in the annual monitoring report ongoing during project operation.	Planning Department, Planning Services Division

Timing	Measure	Responsible for Monitoring
<b>3.10 PUBLIC SERVICES AND UTILITIES</b>		
<b>3.10.1 Fire Protection</b>		
3.10.1-1 Prior to commencement of structural framing on each parcel or lot	On-site fire hydrants shall be installed and charged, as required, by the property owner/developer.	Fire Department
3.10.1-2 Prior to approval of each grading plan	The property owner/developer shall submit an emergency fire access plan to ensure that service to the site is in accordance with Fire Department service requirements.	Fire Department
3.10.1-3 Prior to issuance of each building permit	The property owner/developer shall submit a Construction Fire Protection Plan, which shall include detailed design plans for accessibility of emergency fire equipment, fire hydrant location, and any other construction features required by the Fire Marshal. The property owner/developer shall be responsible for securing facilities acceptable to the Fire Department and hydrants shall be operational with required fire flow.	Fire Department
3.10.1-4 Prior to issuance of each building permit, and to be implemented prior to each final building and zoning inspection	Plans shall indicate that all buildings, exclusive of open parking structures, shall have sprinklers installed by property owner/developer, as required by the Anaheim Fire Department.	Fire Department
3.10.1-5 Prior to Issuance of each building permit	<p>Plans shall be submitted to ensure that development is in accordance with the City of Anaheim Fire Department Standards, including:</p> <ul style="list-style-type: none"> <li>a. Overhead clearance shall not be less than fourteen (14) feet for the full width of access roads.</li> <li>b. Bridges and underground structures to be used for Fire Department access shall be designed to support Fire Department vehicles weighing seventy-five thousand (75,000) pounds.</li> <li>c. All underground tunnels shall have sprinklers. Water supplies are required at the entrances. Standpipes shall also be provided when determined to be necessary by the Fire Department.</li> <li>d. Adequate offsite public fire hydrants contiguous to the Specific Plan area and onsite private fire hydrants shall be provided by the property owner/developer. The precise number, types, and locations of the hydrants shall be determined during building permit review. Hydrants are to be a maximum of four hundred (400) feet apart.</li> <li>e. A minimum residual water pressure of 20 psi shall remain in the water system. Flow rates</li> </ul>	Fire Department

Timing	Measure	Responsible for Monitoring
	for public parking facilities shall be set at 1,000 to 1,500 gpm.	
3.10.1-6 Prior to issuance of each building permit	The property owner/developer shall comply with the Fire Protection Facilities and Paramedic Services Impact Fee Program (per Ordinance No. 5496 and Resolution No. 95R-73 dated May 16, 1995), as may be amended by the City.	Fire Department
3.10.1-7 Prior to approval of street improvement plans	The water supply system shall be designed by the property owner/developer to provide sufficient fire flow pressure and storage for the proposed land uses and fire protection in accordance with Fire Department requirements.	Fire Department, Public Utilities Department, Water Services Administration
3.10.1-8 Prior to each final building and zoning inspection	The property owner/developer shall place emergency telephone service numbers in prominent locations as approved by the Fire Department.	Fire Department
3.10.1-9 On-going during Project operations	An on-site coordinator for the project shall coordinate earthquake training with the Fire Department for hotel staff and other employees. The requirements of the mitigation measure will be included in the lease or other agreement with all of the project participants. Documentation indicating compliance with this mitigation measure will be included in the annual monitoring report ongoing during project operation.	Fire Department
3.10.1-10 Prior to issuance of each building permit for hotels	The property owner/developer shall submit an earthquake emergency response plan for review and approval. That plan shall require posted notices in all hotel rooms on earthquake safety procedures.	Fire Department
<b>3.10.2 Police Services</b>		
3.10.2-1 Prior to approval of the first Final Site Plan for Area A; to be identified on plans submitted for building permits  Prior to the first final building and zoning inspection for Area A	Plans shall be submitted showing the location of a police/security office identifiable and easily accessible by the public (i.e., “store-front” type of space) along with dedicated parking spaces for Police Department employees working in the space within the project site to the satisfaction of the Police Department.  Said police/security office space shall be made available to the Police Department for permanent occupancy at no cost to the City.	Police Department
3.10.2-2 On-going during Project operations	Property owner/developer shall staff the Project with the needed level of uniformed private security officers working in pairs for patrol and surveillance of the facilities to the satisfaction of the Police Department, including possibly 24-hour coverage.	Police Department

Timing	Measure	Responsible for Monitoring
3.10.2-3 Prior to issuance of each building permit	The Police Department shall review and approve the safety measures incorporated into the project including the parking structures. The security measures shall include, but not be limited to, closed circuit television surveillance/cameras and recording equipment or other substitute security measures as may be approved by the Police Department for the parking structures/facilities, lighting, and other defensible space measures throughout the project, as determined necessary by the Police Department.	Police Department
<b>3.10.3 Solid Waste</b>		
3.10.3-1 Prior to the first final zoning and building inspection	The property owner/developer shall submit project plans to the Director of Maintenance for review and approval to ensure that the plans comply with AB 939, the Solid Waste Reduction Act of 1989, as implemented by the City of Anaheim, the County of Orange Integrated Waste Management Plan, and the City of Anaheim Integrated Waste Management Plan.	Public Works Department, Streets and Sanitation Division
3.10.3-2 Prior to the first final zoning and building inspection; and to be implemented during Project operations	<p>A Solid Waste Management Plan shall be submitted for review and approval by the property owner/developer to ensure that the project plans comply with AB 939, as administered by City of Anaheim, and the County's and City's Integrated Waste Management Plans. Waste management mitigation measures that shall be taken to reduce solid waste generation shall include:</p> <ol style="list-style-type: none"> <li>a. Detailing the locations and design of solid waste and recyclables storage and collection facilities.</li> <li>b. Complying with all Federal, State, and City regulations for hazardous material disposal.</li> <li>c. Participating in the City of Anaheim's voluntary "Recycle Anaheim" program or other substitute program as may be developed by the City.</li> </ol> <p>In order to meet the requirements of the Solid Waste Reduction Act of 1989 (AB 939), the property owner/developer shall implement numerous solid waste reduction programs including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Facilitating paper recycling by providing chutes or convenient locations for sorting and recycling bins.</li> <li>• Facilitating cardboard recycling (especially from retail areas) by providing adequate space and centralized locations for collection and baling.</li> <li>• Facilitating glass recycling (especially from restaurants) by providing adequate space for sorting and storing.</li> </ul>	Public Works Department, Streets and Sanitation Division

Timing	Measure	Responsible for Monitoring
	<ul style="list-style-type: none"> <li>• Providing trash compactors for non-recyclable materials, whenever feasible, to reduce the total volume of solid waste and the number of trips required for collection.</li> <li>• Prohibition of curbside pick-up within the Anaheim GardenWalk project.</li> <li>• Recycling of landscape green waste.</li> </ul>	
<b>3.10.5 Schools</b>		
3.10.5-1 Prior to issuance of each building permit	The property owner/developer shall provide proof that school impact fees have been paid consistent with State statute. (Note: On January 25, 2006, the State Allocation Board increased the maximum Level 1 school fees from \$0.36 to \$0.42 per square foot of enclosed and covered space for commercial/industrial development.)	Planning Department, Building Division
3.10.5-2 Prior to commencement of uses/activities authorized by Conditional Use Permit No. 4078, as amended; and on-going during Project operations	The property owner/developer shall coordinate with the Anaheim Union High School District to incorporate a retail training program into the Project for interested high school seniors. An on-site project coordinator shall ensure compliance with the plan. Proof of this program shall be submitted to the Planning Department within ninety (90) days following commencement of the uses/activities.	Planning Department, Planning Services Division
<b>3.10.6 Water Service</b>		
3.10.6-1 Prior to issuance of each building permit; and to be implemented prior to final building and zoning inspections	<p>Among the water conservation measures to be shown on plans and implemented by the property owner/developer shall include the following:</p> <ul style="list-style-type: none"> <li>• Use of low-flow sprinkler heads in irrigation system</li> <li>• Use of waterway recirculation systems</li> <li>• Low-flow fittings, fixtures, and equipment, including low flush toilets and urinals</li> <li>• Use of self-closing valves on drinking fountains</li> <li>• Use of reclaimed water for irrigation and wash-down when it becomes available</li> <li>• Continuation of the existing cooling tower recirculation system</li> <li>• Use of efficient irrigation systems such as drip irrigation and automatic systems which use moisture sensors</li> <li>• Low-flow shower heads in hotels</li> <li>• Water-efficient ice machines, dishwashers, clothes washers, and other water-using appliances</li> <li>• Use of irrigation systems primarily at night when evaporation rates are lowest</li> <li>• Provide information to the public in conspicuous places regarding water conservation</li> <li>• Use of water-conserving landscape plant materials, as appropriate</li> </ul>	Public Utilities Department, Electric Services Administration, Resource Efficiency; Community Services Department, Parks Division

Timing	Measure	Responsible for Monitoring
	<ul style="list-style-type: none"> <li>Use of vacuum and other equipment to reduce the use of water for wash-down of exterior areas</li> </ul>	
3.10.6-2 Prior to each final zoning and building inspection	The property owner/developer shall submit a certified water audit for landscape irrigation to the Public Utilities Systems Department, Electric Services Administration, Resource Efficiency Division, for review and approval.	Public Utilities Department, Electric Services Administration, Resource Efficiency
3.10.6-3 Prior to issuance of each building permit	The property owner/developer shall comply with the adopted Anaheim Resort Water Facilities Fee Program (Rule 15E of the Water Utilities Rates, Rules and Regulations per Resolution No. 95R-140, effective September 1, 1995), as may be amended by the City.	Public Utilities Department, Water Services Division
3.10.6-4 Prior to issuance of building permits; and prior to final building and zoning inspections	The water backflow equipment and any other large water system equipment shall be shown on plans to the satisfaction of the Public Utilities Department, Water Utility Division, in either underground vaults or behind the Setback Realm area in a manner fully screened from all public streets and alleys; and the facilities shall be installed in accordance with the plans.	Public Utilities Department, Water Services Division
3.10.6-5 Prior to approval of the Water System Improvement Plan	Property owner/developer shall enter into an agreement recorded against the property with the City of Anaheim, to the satisfaction of the Utilities Department and City of Anaheim Attorney's Office, to guarantee the property owner/developer's participation in water system improvements necessitated by the project. The agreement shall contain provisions requiring the property owner/developer to pay or cause to be paid its fair share funding for said improvements and/or construct said improvements, if determined to be necessary by the Utilities Department, with reimbursement by other beneficiaries in accordance with the Utility Rates, Rules, and Regulations. Costs shall include the payment for consultant/contractor services for the preliminary engineering, soils analysis, right-of-way acquisition, demolition, construction and inspection, and any other related expenses. Further, the property owner/developer shall submit an engineering report and phasing plan for review and approval by the Utilities Department setting forth the extent and timing of the water system improvements necessitated by the project for use in implementing the agreement. The property owner/developer shall at all times perform its obligations as set forth in said agreement.	Public Utilities Department, Water Services Division
<b>3.10.7 Wastewater/Sewer Service</b>		
3.10.7-1 Prior to each final building and zoning inspection	The property owner/developer shall comply with the Sewer Impact and Improvement Fee Program for the South Central City Area (per Ordinance No. 5490 and Resolution No. 95R-60 dated April 18, 1995, as may be amended by the City). This SCASDS Fee Program applies to the sewer discharge generated above the rate from the building footprints existing prior to the demolition of building on the project site (in 2003) and up to the maximum of 639,000 peak gpd. This Fee Program does not apply and mitigate the need of the reverse sewer line in Gene Autry Way.	Public Works Department, Design Division

Timing	Measure	Responsible for Monitoring
3.10.7-2 Prior to issuance of the first building permit; to be implemented prior to final building and zoning inspection	A report documenting sewer capacity shall be submitted for review and approval. Prior to the first final building and zoning inspection, either a reverse-flow public sewer line shall be constructed in Gene Autry Way from a point east of the I-5/Anaheim Boulevard to State College Boulevard or other improvement(s) to the sewer system shall be made to accommodate the sewage flow in excess of that projected from the land uses permitted by The Disneyland Resort Specific Plan within the boundaries of Anaheim GardenWalk, which cannot be accommodated by current capacity.  Line sizing and implementation of this measure will be as follows: <ul style="list-style-type: none"> <li>• Analyze the Anaheim GardenWalk sewer flows with the City’s updated Basin 8 model to determine local sewer impacts and downstream impacts to the Gene Autry Way sewer system.</li> <li>• Determine the size and limits of a new public sewer in Gene Autry Way, east of Interstate 5, to intercept and redirect flows from the ASAMLUP tributaries.</li> <li>• Coordinate all analysis, findings, and conclusions for approval with the City of Anaheim.</li> <li>• The Property owner/developer shall be responsible for funding this improvement.</li> </ul>	Public Works Department, Design Division
<b>3.10.8 Storm Drains</b>		
3.10.8-1 Prior to issuance of each building permit	The property owner/developer shall comply with the Storm Drain Impact and Improvement Fee Program for the South Central City Area (per Ordinance No. 5491 and Resolution No. 95R-61 dated April 18, 1995, as may be amended by the City); or, the City may enter into alternative financing arrangements with the property owner/developer prior to approval of the first Grading Plan.	Public Works Department, Design Division
<b>3.10.9 Electricity</b>		
3.10.9-1 Prior to issuance of each building permit	The property owner/developer shall submit plans showing that each of the project's buildings will comply with the State Energy Conservation Standards for New Residential and Nonresidential Buildings (Title 24, Part 6, Article 2, California Code of Regulations).	Public Utilities Department, Electric Services Administration, Resource Efficiency
3.10.9-2 Prior to issuance of each building permit for tenant improvements; and to be implemented prior to each final building and zoning inspection	In order to conserve energy, the property owner/developer shall implement numerous energy saving practices in compliance with Title 10, which may include the following: <ul style="list-style-type: none"> <li>• Consultation with the City energy-conservation experts for assistance with energy-conservation design features.</li> <li>• Use of high-efficiency air conditioning systems controlled by a computerized management system including features such as a variable air volume system, a 100-percent outdoor air economizer cycle, sequential operation of air conditioning equipment in accordance with building demands, isolation of air conditioning to any selected floor or floors.</li> </ul>	Public Utilities Department, Electric Services Administration, Resources Efficiency

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	<ul style="list-style-type: none"> <li>• Use of electric motors designed to conserve energy.</li> <li>• Use of special lighting fixtures such as motion sensing light switch devices and compact fluorescent fixtures in place of incandescent lights.</li> <li>• Use of T8 lamps and electronic ballast. Metal halide or high-pressure sodium for outdoor lighting and parking lots.</li> </ul>	
3.10.9-3 Prior to issuance of the first building permit (submittal of conduit plans); to be implemented prior to final building and zoning inspection	The property owner/developer shall install electrical and communication conduit and substructures within the development site to provide for electrical distribution to serve the various uses within the development.	Public Utilities Department, Electric Services Administration
3.10.9-4 Prior to the issuance of the first building permit for Area A and Area B	The property owner/developer shall pay fees in accordance with Anaheim's Electric Rates, Rules & Regulations for installation of backbone cables, switches and related facilities to provide electrical distribution to the development site.	Public Utilities Department, Electric Services Administration
3.10.9-5 Prior to issuance of each building permit	The property owner/developer shall pay fees in accordance with Anaheim's Electric Rates, Rules and Regulations for electrical commercial/industrial services for specific uses within the development site.	Public Utilities Department, Electric Services Administration
3.10.9-6 Completed 2/06		
<b>3.10.1 Natural Gas</b>		
3.10.10-1 Prior to issuance of each building permit	The property owner/developer shall submit plans which shall ensure that buildings are in conformance with the State Energy Conservation Standards for nonresidential building (Title 24, Part 6, Article 2, California Administrative Code).	Public Utilities Department, Electric Services Administration, Resource Efficiency
3.10.10-2 Prior to each final building and zoning inspection	The property owner/developer shall implement a program (The Southern California Gas Company has developed several programs which are intended to assist in the selection of the most energy-efficient water heaters and furnaces) to reduce the demand on natural gas supplies. Proof of this program shall be submitted to the Planning Department in the form of a letter documenting compliance.	Planning Department, Building Division

Timing	Measure	Responsible for Monitoring
<b>3.10.12 Television Service/Reception</b>		
3.10.12-1 Prior to issuance of the first building permit for Area A	A pre-project study of area television reception shall be undertaken by the property owner/developer to determine baseline conditions; and six months after topping out of each building over 75 feet in height, a follow-up study of area television reception shall be undertaken immediately by the property owner/developer. If the City of Anaheim determines that the proposed project creates a significant impact on broadcast television reception at local residences, a signal booster or relay system shall be installed on the roof of the tallest project building to restore broadcast television reception to its original condition as soon as practicable.	Planning Department, Planning Services Division
<b>3.11 HAZARDOUS MATERIALS</b>		
3.11-1 Prior to approval of the first grading plan or issuance of the first demolition permit for Area B , whichever occurs first  Note: Demolition of structures in Area A was completed in 2003.	Investigation for the presence of cryptic tanks using geophysical methods shall be conducted in the subject area for the property owner/developer by a qualified environmental professional in the areas of former service stations and those areas known or thought to have been formerly occupied by USTs and where tank removal has not been verified prior to excavation or grading in these areas.  Soil sampling or a soil organic vapor survey may be required if soil sampling results are not available or indicate contamination is present above regulatory guidelines. If warranted, subsurface investigation and sampling shall be undertaken in these areas, and appropriate remediation measures developed, if necessary, before demolition, excavation, or grading takes place in these areas.	Fire Department, Environmental Protection Section
3.11-2 Prior to removal of underground tanks	A permit shall be obtained from the Environmental Protection Section of the Fire Department for removal of underground tanks by the property owner/developer. During removal of the underground storage tank, a representative from the Fire Department, Environmental Protection Section, shall be onsite to direct soil sampling.	Fire Department, Environmental Protection Section
3.11-3 On-going during remediation	Remediation activities conducted on behalf of the property owner/developer of surface or subsurface contamination not related to USTs shall be overseen by the Orange County Health Department. Information on subsurface contamination from an underground storage tank shall be provided to the Public Utilities Department, Water Services Administration, Environmental Services.	Orange County Health Department; Public Utilities Department, Water Services Administration, Environmental Services
3.11-4 Prior to approval of the first grading plan or issuance of the first demolition permit, whichever occurs first	The property owner/developer shall submit a plan for review and approval by the Fire Department, which details procedures that will be taken if a previously unknown UST or other unknown hazardous materials or waste is discovered onsite.	Fire Department, Environmental Protection Section; Orange County Health Department

Timing	Measure	Responsible for Monitoring
3.11-5 Prior to relocation of any transformers within the Project boundaries that may contain PCBs which are being moved or relocated as part of project development	The transformers shall be tested by the property owner/developer for PCBs.	Public Utilities Department, Electric Services Administration
3.11-6 Prior to approval of a grading plan in Area B	A subsurface investigation and sampling of Area B, if needed, shall be undertaken by a qualified environmental professional for the property owner/developer to the satisfaction of the Public Utilities Department, Water Services Administration, Environmental Services, to determine if the former Chevron station's USTs and/or business practices have environmentally impacted the subject property.	Public Utilities Department, Water Services Administration, Environmental Services
3.11-7 Completed in 2002 prior to building demolition		
3.11-8 Completed in 2002 prior to building demolition		
3.11-9 On-going during demolition in Area B	Appropriate disposal of lead and other hazardous materials to landfill shall be required, in compliance with all applicable federal, state, and local regulations depending on waste characterization. The State of California requires that all waste streams be characterized based on Waste Extraction Tests (WET), such as total Soluble Threshold Limit Concentrations (STLC), to determine appropriate disposal facility and procedures.	Fire Department, Environmental Protection Section
<b>3.12 VISUAL RESOURCES AND AESTHETICS</b>		
3.12-1 Prior to approval of the Final Site Plan; shown on plans submitted for building permits; and to be implemented prior to final building and zoning inspections	The property owner/developer shall submit plans which illustrate that all mechanical equipment and trash areas for the subject buildings will be screened from adjacent public streets.	Planning Department, Planning Services Division
3.12-2 Prior to approval of the first building permit in Area A and in Area B	The property owner/developer shall submit a landscape and irrigation plan in conformance with the landscape plan submitted as part of the Final Site Plan(s) for the Area. This plan shall be prepared by a licensed landscape architect. The landscape plan shall include a phasing plan for the installation and maintenance of landscaping.	Planning Department, Planning Services Division

Timing	Measure	Responsible for Monitoring
3.12-3 On-going during project operation	The property owner/developer shall participate in a landscape assessment and maintenance district for any properties owned by the property owner/developer, as adopted for the Anaheim Resort.	Public Works Department, Development Services Division
3.12-4 Prior to submittal of each Final Site Plan	If the height of any building onsite is higher than shown on the conceptual plans/exhibits submitted in connection with Conditional Use Permit No. 4078, the property owner/developer shall submit a shade and shadow analysis to the Planning Department for review and approval demonstrating that the proposed structure(s) would not create significant shade and shadow impacts on adjacent land uses. A significant shade and shadow impact would occur when outdoor active areas (e.g., eating areas along Harbor Boulevard, hotel/motel swimming pool areas, etc.) or structures that include sensitive uses (e.g., residences) have windows that normally receive sunlight are covered by shadows for more than 50 percent of the sunlight hours. If the analysis identifies shade and/or shadow impacts would occur and the building setback, architectural massing and landscape requirements provisions set forth in Section 5.0, Design Plan of the Anaheim Resort Specific Plan, do not function as feasible mitigation measures, additional technical review of the structure(s) will be required. The height of all structures shall not exceed the maximum height permitted by The Disneyland Resort Specific Plan.	Planning Department, Planning Services Division
3.12-5 Prior to issuance of the first building permit in Area A and in Area B	The property owner/developer shall submit plans which detail the outdoor and, where applicable, indoor lighting system. The systems shall be designed and maintained in such a manner as to conceal light sources to the extent feasible to minimize light spillage and glare to the adjacent uses. The plans shall be prepared and signed by a licensed electrical engineer, with a letter from the engineer stating that, in the opinion of the engineer, this requirement has been met.	Planning Department, Planning Services Division
<b>3.13 CULTURAL RESOURCES</b>		
3.13-1 Prior to approval of each grading plan	<p>The property owner/developer shall submit a letter identifying the certified archaeologist that has been hired to ensure that the following actions are implemented:</p> <ul style="list-style-type: none"> <li>a. The archaeologist must be present at the pre-grading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. If artifacts are uncovered and determined to be significant, the archaeological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.</li> <li>b. Specimens that are collected prior to or during the grading process will be donated to an</li> </ul>	Public Works Department, Development Services Division

Timing	Measure	Responsible for Monitoring
	<p>appropriate educational or research institution.</p> <p>c. Any archaeological work at the site shall be conducted under the direction of the certified archaeologist. If any artifacts are discovered during grading operations when the archaeological monitor is not present, grading shall be diverted around the area until the monitor can survey the area.</p> <p>d. A final report detailing the findings and disposition of the specimens shall be submitted to the City Engineer. Upon completion of the grading, the archaeologist shall notify the City as to when the final report will be submitted.</p>	
<p>3.13-2 Prior to approval of each grading plan</p>	<p>The property owner/developer shall submit a letter identifying the certified paleontologist that has been hired to ensure that the following actions are implemented:</p> <p>a. The paleontologist must be present at the pre-grading conference in order to establish procedures to temporarily halt or redirect work to permit the sampling, identification, and evaluation of fossils if potentially significant paleontological resources are uncovered. If artifacts are uncovered and found to be significant, the paleontological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.</p> <p>b. Specimens that are collected prior to or during the grading process will be donated to an appropriate educational research institution.</p> <p>c. Any paleontological work at the site shall be conducted under the direction of the certified paleontologist. If any fossils are discovered during grading operations when the paleontological monitor is not present, grading shall be diverted around the area until the monitor can survey the area.</p> <p>d. A final report detailing the findings and disposition of the specimens shall be submitted. Upon completion of the grading, the paleontologist shall notify the City as to when the final report will be submitted.</p>	<p>Public Works Department,                      Development Services                      Division</p>
<p><b>3.14 ENERGY</b></p>		
<p>3.14-1 Note: This measure has been deleted as it is required by Code.</p>		