

APPENDIX C

Updated and Modified Mitigation Monitoring Program No. 106A for The Platinum Triangle

Mitigation Monitoring Program No. 106 was created for the Environmental Impact Report associated with The Anaheim Stadium Master Land Use Plan (EIR No. 321) and was updated and modified in conjunction with the Environmental Impact Report for the General Plan Update Program (EIR No. 330), adopted on May 25, 2004. Mitigation Monitoring Plan No. 106 has been further updated and modified in conjunction with EIR No. 332 and renamed Updated and Modified Mitigation Monitoring Program No. 106A for The Platinum Triangle.

**UPDATED AND MODIFIED MITIGATION MONITORING PROGRAM NO. 106A
FOR THE PLATINUM TRIANGLE
City Council Adopted – 10/25/05**

CEQA Action: Environmental Impact Report Nos. 321, 330, and 332

1. **Project Description** – The Platinum Triangle Master Land Use Plan and associated actions.

Terms and Definitions:

2. **Property Owner/Developer** – Any owner or developer of real property on the Anaheim Stadium property and/or identified outlying parcels.
3. **Environmental Equivalent/Timing** – Any 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 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 must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Program will occur because routine City practices and procedures will ensure that the intent of the measure 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.
6. **On-going Mitigation Measures** – The mitigation measures that are designated to occur on an on-going basis as part of this mitigation monitoring program will be monitored in the form of an annual letter from the property owner/developer in January of each year stating how compliance with the subject measures(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "On-going During Construction," the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
7. **Building Permit** – For purposes of this mitigation monitoring program, 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.

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
AESTHETICS				
5.1-1	As part of the Final Site Plan Application	As part of the Final Site Plan application, where adjacent uses are deemed to be shadow sensitive (i.e., residential, recreational, outdoor restaurants, and pedestrian areas), the property owner/developer for future development projects shall demonstrate that the Proposed Project would not preclude shadow sensitive receptors' exposure to natural sunlight for at least 50 percent of duration for the season, for at least 50 percent of the shade sensitive area, to the satisfaction of the Planning Director.	Planning Department, Building Division	
AIR QUALITY				
5.2-1	On-going during grading and construction	<p>On-going during grading and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to reduce construction-related emissions; however, the resultant value is expected to remain significant.</p> <ul style="list-style-type: none"> a) The contractor shall ensure that all construction equipment is being properly serviced and maintained to reduce operational emissions. b) Where feasible, the contractor shall use alternative clean fuels such as electric- or compressed natural, gas-powered construction equipment with oxidation catalysts instead of gasoline- or diesel-powered engines. However, where diesel equipment has to be used because there are no practical alternatives, the construction contractor should use emulsified diesel or low sulfur diesel, as defined in SCAQMD Rule 431.2., i.e., diesel with less than 15 ppm sulfur content. c) The contractor shall utilize existing power sources (e.g., power poles) or clean-fuel generators rather than temporary power generators where feasible. 	South Coast Air Quality Management District; Public Works Department, Field Engineering Division	
5.2-2	On-going during grading and construction	<p>On-going during grading and construction, the property owner/developer shall implement the following measures in order to reduce PM₁₀ emissions.</p> <ul style="list-style-type: none"> a) The property owner/developer shall implement standard mitigation measures in accordance with SCAQMD Rules 402 and 403, to control fugitive dust emissions and ensure that nuisance dust conditions do not occur during construction. b) In addition to the standard measures, the property owner/developer shall implement supplemental measures as feasible to reduce fugitive dust emissions to the extent feasible during construction operations. To assure compliance, the City shall verify compliance that these measures have been implemented during normal construction site inspections. The measures to be implemented are listed below: 	South Coast Air Quality Management District; Public Works Department, Field Engineering Division; Planning Department, Planning Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> ○ Reestablish ground cover on the construction site through seeding and watering. ○ Pave onsite haul roads. ○ Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Restore landscaping and irrigation that are removed during construction in coordination with local public agencies. ○ Sweep streets on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. ○ Suspend grading operations during high winds in accordance with Rule 403 requirements. ○ Wash off trucks leaving site. ○ Maintain a minimum 24-inch freeboard ratio on haul trucks. ○ Cover payloads on trucks hauling soil using tarps or other suitable means. 		
5.2-3	Prior to the approval of each grading plan (for Import/Export Plan) and prior to issuance of demolition permits (for Demolition Plans)	Prior to the approval of each grading plan (for Import/Export Plan) and prior to issuance of demolition permits (for Demolition Plans), the property owner/developer shall submit Demolition and Import/Export Plans. These plans shall include identification of off-site locations for materials exported from the project and options for disposal of excess material. These options may include recycling of materials onsite or to an adjacent site, 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 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 at the project site.	Planning Department, Building Division	
5.2-4	Prior to the approval of each building permit	Prior to the approval of each building permit, the property owner/developer shall submit evidence that high-solids or water-based low emissions paints and coatings are utilized in the design and construction of buildings, in compliance with SCAQMD regulations. To ensure that volatile organic compounds (VOC) emissions from architectural coatings do not exceed AQMDs significance thresholds for architectural coatings, the number of gallons of coatings shall be restricted, to the maximum extent feasible, to the maximum daily coating usage identified in Table 5.2-9 of the SEIR. This information shall be denoted on the project plans and specifications. Additionally, the property owner/developer shall specify the use of high volume/low pressure spray equipment or hand application. Air atomized spray techniques shall not be permitted. Where feasible, the paint	South Coast Air Quality Management District	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		contractor shall use hand applications as well.		
5.2.5	In accordance with the timing required by the Traffic and Transportation Manager, but no later than prior to the first final Building and Zoning inspection	<p>In accordance with the timing required by the Traffic and Transportation Manager, but no later than prior to the first final building and zoning inspection, the property owner/developer shall implement the following measures to reduce long-term operational CO, NOx, ROG, and PM₁₀ emissions:</p> <ul style="list-style-type: none"> • Traffic lane improvements and signalization as outlined in the traffic study and MPAH shall be implemented as required by the Traffic and Transportation Manager. • The property owner/contractor shall place bus benches and/or shelters as required by the Traffic and Transportation Manager at locations along any site frontage routes as needed. 	Public Works Department, Traffic and Transportation Division	
5.2-6	Prior to issuance of a building permit	Prior to issuance of a building permit, implementation of energy conservation techniques (i.e., installation of energy saving devices, construction of electrical vehicle charging stations, use of sunlight filtering window coatings or double-paned windows, utilization of light-colored roofing materials as opposed to dark-colored roofing materials, and placement of shady trees next to habitable structures) shall be indicated on plans.	Public Works Department, Engineering Division, Traffic and Transportation Division; Planning Department, Building Division	
5.2-7	Prior to issuance of a building permit	Prior to issuance of a building permit, the property owner/developer shall be responsible for the placement of a note on the plans stating that to reduce the health impacts of air quality hazards within The Platinum Triangle, placement of wood burning fireplaces in residential units shall be prohibited. As an alternative to wood burning fireplaces, gas fireplaces may be used.	Planning Department, Building Division	
GEOLOGY AND SOILS				
5.3-1	Prior to the approval of a grading plan	Prior to the approval of a grading plan, if within a Seismic Hazard Zone, the property owner/developer shall submit to the Public Works Department a site specific report in compliance with DMG Special Publication 117, <i>Guidelines for Evaluating and Mitigating Seismic Hazards in California</i> . The report shall be prepared by an engineering geologist and geotechnical engineer. All grading shall be in conformance with Title 17 of the City of Anaheim Municipal Code.	Public Works Department, Development Services Division	
5.3.2	Prior to issuance of a building permit	Prior to issuance of a building permit, the property owner/developer shall submit to the Planning Department, Building Division, for review and approval, detailed foundation design information for the proposed buildings, prepared by a civil engineer, based on recommendations of a geotechnical engineer.	Planning Department, Building Division	
5.3.3	Prior to issuance of a building permit	Prior to issuance of a building permit, the property owner/developer shall submit to the Planning Department, Building Division, a report prepared by a geotechnical	Planning Department,	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		engineer for review and approval which shall investigate the subject foundation excavations.	Building Division	
5.3-4	Prior to issuance of a building permit	Prior to issuance of a building permit, the property owner/developer shall submit to the Planning Department, Building Division, plans showing that the proposed structure(s) 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	
5.3-5	Prior to final building inspections	Prior to the first final building and zoning inspection, for any proposed hotel uses, including condominium hotels, the property owner/developer shall submit an earthquake emergency response plan to the Planning Department, Building Division, for review and approval. The plan shall require posted notices in all hotel rooms and earthquake safety procedures and incorporate on-going earthquake training for hotel staff.	Planning Department, Building Division	
5.3-6	On-going during grading operations	On-going during grading operations, the property owner/developer shall implement standard practices relating to grading from City Ordinance (Title 17) and policies to the satisfaction of the Public Works Department, Field Engineering Division.	Public Works Department, Field Engineering Division	
HAZARDS AND HAZARDOUS MATERIALS				
5.4-1	On-going during demolition and construction	On-going during demolition and construction, in the event that hazardous waste is discovered during site preparation or construction, the property owner/developer shall ensure that the identified hazardous waste and/or hazardous material is 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) and according to the requirements of the California Administrative Code, Title 30, Chapter 22. In addition, the property owner/developer shall report the finding of hazardous waste to the Orange County Health Care Agency and Anaheim Fire Department.	Orange County Health Care Agency; Fire Department	
5.4-2	On-going during project operation	On-going during project operation, the applicant shall handle and dispose of all hazardous materials and wastes during the operation and maintenance of facilities in accordance with the State codes identified in Mitigation Measure No. 5.4 1 and under Anaheim Fire Department supervision.	Fire Department	
5.4-3	Prior to issuance of first residential building permit	Prior to issuance of the first residential building permit for each final site plan incorporating residential units, the property owner/developer shall send a Notification Letter to businesses in proximity to the project to inform them of the presence of the sensitive use (i.e., residential land uses). The letter shall request that the mixed-use project property owner/residents be notified of any accident at the nearby businesses that may involve the release of hazardous substances. The Good Neighbor Program shall also require that the project property owner/developer prepare a Safety Plan, which shall be implemented and on-going	Planning Department, Building Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		during project operation, that includes staff training, emergency tools, and first aid provisions, supervision of children or other individuals in an emergency situation, and a shelter-in-place program for instances when evacuation is not appropriate or practicable.		
5.4-4	Prior to final Building and Zoning inspections	Prior to the first final building and zoning inspection for each final site plan incorporating residential units, the property owner/developer shall prepare and submit to the Planning Department, Building Division, a Safety Plan, which shall be implemented on-going during project operation that includes staff training, emergency tools, and first aid provisions, supervision of children or other individuals in an emergency situation, and a shelter-in-place program for instances when evacuation is not appropriate or practicable.	Planning Department, Building Division	
5.4-5	Prior to final Building and Zoning inspections	<p>Prior to final building and zoning inspections, for any residential project within 1,000 feet of a use that has the potential to release substantial amounts of airborne hazardous materials, the project property owner/developer shall submit a shelter-in-place program to the Planning Department, Building Division, for review and approval. The shelter-in-place program shall require the property owner/developer to purchase a subscription to a service that provides “automated emergency notification” to individual residents (subject to meeting minimum standards set by the City) of the project.</p> <p>The shelter-in-place program shall include the following:</p> <ul style="list-style-type: none"> • The property owner/developer shall be required to purchase a minimum 10-year subscription to such a service that would include periodic testing (at least annually). • The CC&Rs for each individual project shall require that each property owner and/or project Homeowners Association (HOA): <ul style="list-style-type: none"> ○ Maintain a subscription following expiration of the initial purchased subscription. ○ Maintain, in a timely manner, the database of resident phone numbers in conjunction with the service. ○ Provide appropriate agencies (police, fire, other emergency response as identified by the City) with information on how to activate the notification via the service provider. <p>The CC&Rs for each individual project shall require that each resident provide the property owner/HOA with a current phone number for the residence and/or individual residents. This would include timely notification following the sale of a unit and would require notification if the unit were rented or leased or subject to any other change in occupancy.</p>	Planning Department, Building Division	
5.4-6	Prior to issuance of	Prior to issuance of grading permits for each development project, a Phase I Site	Public Works	

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	grading permits for each development project	Assessment shall be prepared by the property owner/developer and submitted to the City of Anaheim Public Works Department, Development Services Division, for review and approval. If actual or potential impacts are identified by the Phase I, a Phase II ESA will be completed for the site by the owner/developer and the results will be submitted to the Planning Department. During the Phase II ESA, samples from potential areas of concern will be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the property owner/developer shall notify the finding to the Anaheim Fire Department and the appropriate response/remedial measures will be implemented in accordance with the directives of the OCHCA and/or the Regional Water Quality Control Board (RWQCB), as appropriate. If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate response/remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	Department, Development Services Division	
5.4-7	Prior to issuance of a grading permit or a demolition permit for any building	Prior to issuance of a grading permit or a demolition permit for any building, an asbestos survey shall be conducted and submitted to the Planning Department, Building Division, by the property owner/developer. If the materials are found to contain asbestos fibers, demolition shall be conducted in accordance with the remediation and mitigation procedures detailed in Remediation Procedures Report, and in accordance with Federal, State and local law. Buildings constructed prior to 1973 shall be screened for lead-based paint prior to demolition. If lead-based paint is identified, it shall be mitigated in accordance with the procedures set forth in the Remediation Procedures Report.	Planning Department, Building Division.	
HYDROLOGY AND WATER QUALITY				
5.5-1	Prior to issuance of a grading permit	Prior to issuance of a grading permit, the property owner/developer shall submit plans documenting that the design of all aboveground structures (with the exception of parking structures) shall be at least three feet higher than the 100-year flood zone, where applicable, unless otherwise required by the City Engineer. All structures below this level shall be flood-proofed to prevent damage to property or harm to people.	Public Works Department, Building Division	
5.5-2	At least 90 days prior to the initiation of grading activities	At least 90 days prior to the initiation of grading activities, for projects greater than one acre, an NOI shall be filed with the RWQCB by the property owner/developer pursuant to State and Federal NPDES requirements. As part of the NOI, a SWPPP shall be prepared. The property owner/developer shall also prepare and submit to RWQCB, a Water Quality Management Plan (WQMP) in accordance with the City's Municipal NPDES requirements and the Orange County Drainage Area	Public Works Department, Development Services Division	

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		Management Plan. The SWPPP, in conjunction with the WQMP, will describe the structural and nonstructural BMPs that will be implemented during construction (short-term) within the Project Area as well as BMPs for long-term operation of the Project Area. Long-term measures could include, but may not be limited to, street sweeping, trash collection, proper materials storage, designated wash areas connected to sanitary sewers, filter and grease traps, and clarifiers for surface parking areas. The BMPs selected shall be consistent with the Water Quality Technical Report prepared for the Proposed Project (Appendix G of SEIR No. 332).		
5.5-3	Prior to approval of a final subdivision map or issuance of a grading or building permit, whichever occurs first	The City Engineer shall review the location of each project to determine if it is located within an area served by deficient drainage facilities, as identified in The Platinum Triangle Drainage Study. If the project will increase storm water flows beyond those programmed in the appropriate master plan drainage study for the area or if the project currently discharges to an existing deficient storm drain system or will create a deficiency in an existing storm drain, the property owner/developer shall be required to guarantee mitigation of the impact to adequately serve the area to the satisfaction of the City Engineer and City Attorney's Office. The property owner/developer shall be required to install the drainage facilities, as required by the City Engineer to mitigate the impacts of the proposed development based upon the Development Mitigation within Benefit Zones (Appendix E of The Platinum Triangle Drainage Study), prior to acceptance for maintenance of public improvements by the City or final Building and Zoning inspection for the building/structure, whichever occurs first. Additionally, the property owner/developer shall participate in the Infrastructure Improvement (Fee) Program, if adopted for the Project Area, as determined by the City Engineer, which could include fees, credits, reimbursements, construction, or a combination thereof.	Public Works Department, Engineering Division; Planning Department, Building Division	
5.5-4	Prior to approval of a final subdivision map or issuance of a grading or building permit, whichever occurs first	The City shall work with the OCFCD to ensure that flood control facilities are well maintained and plan facilities capable of accommodating, at a minimum, future storm flows meeting City requirements for City owned and maintained facilities, and 100-year storm flows for County facilities. Where improvements to local drainage facilities have the potential to increase discharges to County facilities, the City shall analyze potential impacts to County facilities in consultation with the Manager, County of Orange Flood Control Division. Encroachment Permits shall be obtained from the County's Public Property Permits Section for any activity performed within OCFCD's right of way.	Public Works Department, Engineering Division; Planning Department, Building Division	
NOISE				
5.7-1	On-going and during grading, demolition, and construction	On-going and during grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise: <ul style="list-style-type: none"> a) Noise generated by construction, shall be limited by the property owner/developer to 60 dBA along the property boundaries, before 7 a.m. 	Planning Department, Field Engineering, Building and Code Enforcement	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<p>and after 7 p.m., as governed by Chapter 6.7, Sound Pressure Levels, of the Anaheim Municipal Code.</p> <p>b) Limit the hours of operation of equipment that produces noise levels noticeably above general construction noise levels to the hours of 10 a.m. to 4 p.m.</p> <p>c) All internal combustion engines on all of the construction equipment shall be properly outfitted with well maintained muffler systems.</p>	Divisions	
5.7-2	Prior to issuance of a building permit	Prior to issuance of a building permit for any project generating over 100 peak hour trips, the project property owner/developers shall submit a final acoustical report prepared to the satisfaction of the Planning Director. The report shall show that the development will be sound-attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards.	Planning Department, Building Division	
5.7-3	Prior to issuance of a building permit	New development project property owner/developers shall use the most current available Airport Environs Land Use Plan (AELUP) as a planning resource for evaluating heliport and airport operations as well as land use compatibility and land use intensity in the proximity of Los Alamitos Joint Training Base and Fullerton Municipal Airport.	Planning Department, Building Division	
PUBLIC SERVICES				
5.9-1	Prior to the issuance of each building permit.	Plans shall indicate that all buildings shall have fire sprinklers installed by the property owner/developer in accordance with the Anaheim Municipal Code. Said sprinklers shall be installed prior to each final building and zoning inspection.	Fire Department	
5.9-2	Prior to the approval of Final Site Plan and issuance of each building permit	The property owner/developer shall submit plans to the Anaheim Police Department for review and approval for the purpose of incorporating safety measures in the project design including the concept of crime prevention through environmental design (i.e., building design, circulation, site planning and lighting of parking structure and parking areas). Rooftop addresses shall be provided for all parking structures (for the police helicopter). Minimum size for numbers shall be four feet in height and two feet in width. The lines for the numbers shall be six inches thick and spaced 12 to 18 inches apart. All numbers shall have a contrasting color to the parking structure and shall face the street to which the structure is addressed.	Police Department	
5.9-3	Prior to the issuance of each building permit for a	The property owner/developer shall submit plans to the Anaheim Police Department for review and approval indicating the provision of closed circuit monitoring and recording or other substitute security measures as may be	Police Department	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
	parking structure and prior to final building and zoning inspections	approved by the Anaheim Police Department. Said measures shall be implemented prior to final building and zoning inspections.		
5.9-4	Prior to the issuance of each building permit	The property owner/developer shall submit design plans that shall include parking lots and parking structures with controlled access points to limit ingress and egress if determined to be necessary by the Anaheim Police Department, and shall be subject to the reviews and approval of the Anaheim Police Department.	Police Department	
5.9-5	On-going during project operation	If the Anaheim Police Department or Anaheim Traffic Management Center (TMC) personnel are required to provide temporary traffic control services, the property owner/developer shall reimburse the City, on a fairshare basis, if applicable, for reasonable costs associated with such services.	Police Department; Public Works Department, Traffic Management Center	
5.9-6	On-going	The City of Anaheim will work cooperatively with school districts to identify sites for new schools and school expansions in The Platinum Triangle.	Community Development Department, Redevelopment Services; Planning Department Zoning Division	
TRAFFIC AND CIRCULATION				
5.10-1	Prior to the issuance of grading or building permit, whichever occurs first	<p>Prior to the issuance of grading or building permit, whichever occurs first, for new development forecast to generate 100 or more peak hour trips, as determined by the City Traffic and Transportation Manager utilizing Anaheim Traffic Analysis Model Trip Generation Rates, the property owner/developer shall be required to pay the City of Anaheim for all costs associated with updating the applicable Transportation Model to include the trips associated with their proposed development. This model update will be used to determine and program the extent and phasing of improvements necessary to accommodate the proposed development.</p> <p>If the model demonstrates that the proposed development will cause an intersection to operate at an unacceptable level of service (LOS "E" or "F" depending on the location), the property owner/developer shall be responsible for constructing its fair share of necessary improvements to maintain acceptable levels of service at intersections within Anaheim and surrounding municipalities for the anticipated theoretical buildout of the General Plan as identified in the City's Circulation Element. The Public Works Department, Traffic and Transportation Division, and Planning Department, Building Division, shall monitor these measures.</p>	Public Works Department, Traffic and Transportation Division; Planning Department, Building Division	

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5.10-2	Prior to final building and zoning inspection and on-going during project operation	<p>The property owner/developer shall implement and administer a comprehensive Transportation Demand Management (TDM) program for all employees. Objectives of the TDM program shall be:</p> <ul style="list-style-type: none"> • Increase ridesharing and use of alternative transportation modes by guests • Provide a menu of commute alternatives for employees to reduce project-generated trips. • Conduct an annual commuter survey to ascertain trip generation, trip origin and Average Vehicle Ridership. <p>Prior to final Building and Zoning inspection and on-going during project operation, the property owner/developer shall provide a menu of TDM program strategies and elements for both existing and future employees' commute options, to include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • On-site Services such as the food, retail, and other services be provided. • Ridesharing. Develop a commuter listing of all employee members for the purpose of providing a "matching" of employees with other employees who live in the same geographic areas and who could rideshare. • Vanpooling. Develop a commuter 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 or participate in the existing vanpool programs. • Transit Pass. Southern California Rapid Transit District and Orange County Transportation Authority (including commute rail) passes be promoted through financial assistance and on-site sales to encourage employees to use the various transit and bus services from throughout the region. • Shuttle Service. A commuter 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. Event shuttle service will be available for the guests. • 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. • 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. • 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. • Stagger work shifts. • Develop a "compressed work week" program, which provides for fewer 	Public Works Department, Traffic and Transportation Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<p>work days but longer daily shifts as an option for employees.</p> <ul style="list-style-type: none"> • Explore the possibility of a “telecommuting” program that would link some employees via electronic means (e.g., computer with modem). • 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. • Access. Preferential access to high occupancy vehicles and shuttles may be provided. • Financial Incentive for Ridesharing and/or Public Transit. (Currently, Federal law provides tax-free status for up to \$65 per month per employee contributions to employees who vanpool or use public transit including commuter rail and/or express bus pools.) • Financial Incentive for Bicycling. Employees offered financial incentives for bicycling to work. • Special “Premium” for the Participation and Promotion of Trip Reduction. Ticket/passes to special events, vacation, etc. be offered to employees who recruit other employees for vanpool, carpool, or other trip reduction programs. • Design incentive programs for carpooling and other alternative transportation modes so as to put highest priority on reduction of longest commute trips. 		
5.10-3	Prior to final Building and Zoning inspections	The property owner/developer of office/commercial uses shall join and financially participate in a clean fuel shuttle program, if established and, shall participate in the Anaheim Transportation Network/Transportation Management Association in conjunction with the on-going operation of the project	Public Works Department, Traffic and Transportation Manager	
5.10-4	As determined by the Traffic and Transportation Division	The General Plan Circulation Element and associated Planned Roadway Network Map (Figure C-1 of the General Plan), identifies those roadways that are planned to accommodate current development and future growth established by the Land Use Element. As determined by the Public Works Department, Traffic and Transportation Division, roadways will be constructed as development occurs and as funding becomes available. In addition to the roadways identified on the Planned Roadway Network Map, improvements will be necessary to maintain acceptable levels of service within the anticipated theoretical buildout identified in the General Plan.	Public Works Department, Traffic and Transportation Division	
5.10-5	Prior to issuance of each building permit	Appropriate Traffic Signal Assessment Fees, Traffic Impact and Improvement Fees, and Platinum Triangle Impact 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 provided by the property owner/developer; and participate in all applicable reimbursement or benefit districts which have been established.	Public Works Department, Traffic and Transportation Division; Planning Department/Building Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
5.10-6	Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first, and subject to nexus requirements	The property owner/developer shall irrevocably offer for dedication (with subordination of easements), including necessary construction easements, the ultimate arterial highway right(s)-of-way as shown in the Circulation Element of the Anaheim General Plan adjacent to their property.	Public Works Department, Engineering Division; Planning Department/Building Division	
5.10-7	Prior to issuance of the first building permit	The DSEIR analyzes all I-5 and SR-57 ramps using the Intersection Capacity Utilization (ICU) methodology in accordance with City of Anaheim and County of Orange traffic study requirements. However, consistent with responses to comments set forth in FEIR No. 330 and in response to comments submitted by the Department of Transportation on FSEIR No. 332, the City of Anaheim shall prepare a traffic study analyzing state transportation facilities (I-5 and SR-57 freeway intersections, including an analysis of ramp storage) for The Platinum Triangle prior to the issuance of the first building permit following certification of FSEIR No. 332 for those project that are not vested at the time the FSEIR is certified. The traffic study shall be prepared using Highway Capacity Manual (HCM) methodology and shall be prepared to the satisfaction of the City of Anaheim Public Works Department and the Department of Transportation (Caltrans). The study shall identify required improvements (intersection and/or ramp improvements) to maintain adequate levels of service for Caltrans facilities (Level of Service "D") required by Caltrans (the City and Orange County Congestion Management Program requires a Level of Service "E") and shall identify fair share participation for those improvements. Prior to the issuance of each building permit, property owner/developers shall pay fair share fees for the required improvements identified by the traffic study unless another financial mechanism is adopted by the City of Anaheim to pay for said improvements.	Public Works Department, Engineering Division; Planning Department/Building Division	
UTILITIES AND SERVICE SYSTEMS				
5.11-1	Prior to issuance of a building permit	<p>Prior to issuance of a building permit, submitted landscape plans shall demonstrate compliance with the City of Anaheim adopted Landscape Water Efficiency Guidelines. This ordinance is in compliance with the State of California Water Conservation in Landscaping Act (AB 325).</p> <p>Among the measures to be implemented with the project are the following:</p> <ul style="list-style-type: none"> • Use of water-conserving landscape plant materials wherever feasible; • Use of vacuums and other equipment to reduce the use of water for wash down of exterior areas; • Low-flow fittings, fixtures and equipment including low flush toilets and urinals; • Use of self-closing valves for drinking fountains; 	Public Utilities Department, Resource Efficiency Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> • Use of efficient irrigation systems such as drip irrigation and automatic systems which use moisture sensors; • Infrared sensors on sinks, toilets and urinals; • Low-flow shower heads in hotels; • Infrared sensors on drinking fountains; • Use of irrigation systems primarily at night, when evaporation rates are lowest; • Water-efficient ice machines, dishwashers, clothes washers, and other water using appliances; • Cooling tower recirculating system; • Use of low flow sprinkler heads in irrigation system; • Use of waterway re-circulation systems; • Provide information to the public in conspicuous places regarding water conservation; and • Use of reclaimed water for irrigation and washdown when it becomes available. <p>In conjunction with submittal of landscape and building plans, the applicant shall identify which of these measures have been incorporated into the plans.</p>		
5.11-2	Prior to issuance of the first building permit	Prior to the issuance of the first building permit, the property owner/developer shall provide engineering studies, including network analysis, to size the water mains for ultimate development within the project. This includes detailed water usage analysis and building plans for Public Utilities Water Engineering reviews and approval in determining project water requirements and appropriate water assessment fees.	Public Utilities Department, Water Engineering	
5.11-3	Prior to issuance of the first building permit or grading permit, whichever occurs first	Prior to the issuance of the first building permit or grading permit, whichever occurs first, the property owner/developer shall indicate on plans installation of a separate irrigation meter when the total landscaped area exceeds 2,500 square feet. (City of Anaheim Water Conservation Measures)	Public Utilities Department, Water Engineering Division; Planning Department, Building Division	
5.11-4	Prior to issuance of the first building permit or grading permit, whichever occurs first	Prior to the issuance of the first building permit or grading permit, whichever occurs first, the property owner/developer shall comply with Rule 15D of the Water Utilities Rates, Rules, and Regulations. Rule 15D shall be amended to include construction of a new well with a minimum 1,500 GPM capacity within The Platinum Triangle.	Public Utilities Department, Water Engineering Division; Planning Department, Building Division	
5.11-5	Prior to approval of a final subdivision map or issuance of	The City Engineer shall review the location of each project to determine if it is located within an area served by deficient sewer facilities, as identified in The Platinum Triangle Sewer Study. If the project will increase sewer flows beyond	Public Works Department, Engineering	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
	a grading or building permit, whichever occurs first	those programmed in the appropriate master plan sewer study for the area or if the project currently discharges to an existing deficient sewer system or will create a deficiency in an existing sewer line, the property owner/developer shall be required to guarantee mitigation of the impact to adequately serve the area to the satisfaction of the City Engineer and City Attorney's Office. The property owner/developer shall be required to install the sanitary sewer facilities, as required by the City Engineer to mitigate the impacts of the proposed development based upon the Benefit Parcels and Development Mitigation (Appendix D of The Platinum Triangle Sewer Study), prior to acceptance for maintenance of public improvements by the City or final Building and Zoning inspection for the building/structure, whichever occurs first. Additionally, the property owner/developer shall participate in the Infrastructure Improvement (Fee) Program, if adopted for the Project Area, as determined by the City Engineer, which could include fees, credits, reimbursements, construction, or a combination thereof.	Division; Planning Department, Building Division	
5.11-7	Prior to the approval and ongoing during construction	Prior to the approval and ongoing during construction of any street improvement plans within The Platinum Triangle which encompass area(s) where OCSD will be upsizing trunk lines and/or are making other improvements, the City and/or property owner/developer shall coordinate with the OCSD to ensure that all improvements and construction schedules are coordinated.	Public Works Department, Sanitation Division	
5.11-8	Prior to issuance of each building permit; to be implemented prior to final building and zoning inspections	<p>The property owner/developer shall submit project plans to the Streets and Sanitation Division of the Public Works Department for review and approval to ensure that the plans comply with AB939, and the Solid Waste Reduction Act of 1989, and the County of Orange and City of Anaheim Integrated Waste Management Plans as administered by the City of Anaheim. Implementation of said plan shall commence upon occupancy and shall remain in full effect as required by the Street and Sanitation Division and may include, at its discretion, the following plan components:</p> <ul style="list-style-type: none"> • Detailing the locations and design of on-site recycling facilities. • Providing on-site recycling receptacles to encourage recycling. • Participating in the City of Anaheim's "Recycle Anaheim" program or other substitute program as may be developed by the City. • Facilitating cardboard recycling (especially in retail areas) by providing adequate space and centralized locations for collection and bailing. • Providing trash compactors for nonrecyclable materials whenever feasible to reduce the total volume of solid waste and number of trips required for collection • Providing on-site recycling receptacles accessible to the public to encourage recycling for all businesses, employees, and patrons where feasible. • Prohibiting curbside pick-up. 	Public Works Department, Sanitation Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> Ensuring hazardous materials disposal complies with Federal, State, and city regulations. 		
5.11-9	On-going during project operations	<p>The following practices shall be implemented, as feasible, by the property owner/developer:</p> <ul style="list-style-type: none"> Usage of recycled paper products for stationery, letterhead, and packaging. Recovery of materials, such as aluminum and cardboard. Collection of office paper for recycling. Collection of glass, plastics, kitchen grease, laser printer toner cartridges, oil, batteries and scrap metal for recycling or recovery. 	Public Works Department, Sanitation Division	
5.11-10	Prior to the approval of each grading plan (for Import/Export Plan) and prior to issuance of demolition permits (for Demolition Plans)	<p>The property owner/developer shall submit a Demolition and Import/Export Plans, if determined to be necessary by the Public Works Department, Traffic Engineering Division and /or Street and Sanitation Division. The plans shall include identification of off-site locations for material export from the project and options for disposal of excess material. These options may include recycling of materials on-site, sale to a 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 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 all cannot be reused on the project site.</p>	Planning Department, Building Division	
5.11-11	Prior to the issuance of each building permit	<p>The property owner/developer shall submit plans showing that each structure will comply with the State Energy Efficiency Standards for Nonresidential Buildings (Title 24, Part 6, Article 2, California Code of Regulations) and will consult with the City of Anaheim Public Utilities Resource Efficiency Division in order to review Title 24 measures prior to each final Building and Zoning inspection to incorporate into the project design including energy efficient designs. This consultation shall take place during project design to incorporate into the project design energy efficiency and allow potential systems alternatives such as thermal energy storage air-conditioning and building envelope options.</p>	Public Utilities Department, Resource Efficiency Division	
5.11-12	Prior to issuance of each building permit	<p>In order to conserve energy, the property owner/developer shall implement energy-saving practices in compliance with Title 10, which may include the following:</p> <ul style="list-style-type: none"> High-efficiency air-conditioning with EMS (computer) control. Variable Air Volume (VAV) air distribution. Outside air (100 percent) economizer cycle. Staged compressors or variable speed drives to flow varying thermal loads. Isolated HVAC zone control by floors/separable activity areas. Specification of premium-efficiency electric motors (i.e., compressor motors, air-handling units, and fan-coil units). Use of occupancy sensors in appropriate spaces. 	Public Utilities Department, Resource Efficiency Division; Planning Department, Building Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> • Use of compact fluorescent lamps in place of incandescent lamps. • Use of T-8 lamps and electronic ballasts where applications of standard fluorescent fixtures are identified. • Use of metal-halide or high-pressure sodium (high intensity discharge) lamps for outdoor lighting and parking lots. • Consideration of thermal energy storage air conditioning for hotel buildings, meeting facilities, theaters, or other intermittent-use spaces or facilities that may require air-conditioning during summer, day-peak periods. • Consideration for participation in Resource Efficiency's Programs such as: • New Construction Design Review, in which the City cost-shares engineering fees for design of energy efficient buildings and systems. • Energy Sale for New Construction – Cash incentives (\$150 to \$400 per kW reduction in load) for efficiency that exceeds Title 24 requirements. • Thermal Energy Storage Feasibility Study – Cost sharing of up to \$5,000 for the feasibility study of TES applied to new facilities. 		
5.11-13	Prior to issuance of each building permit	For any buildings requiring a change in electrical service, the property owner/developer shall install an underground electrical service from the Public Utilities Distribution System. The Underground Service will be installed in accordance with the Electric Rules, Rates, Regulations and Electrical Specifications for Underground Systems. Electrical Service Fees and other applicable fees will be assessed in accordance with the Electric Rules, Rates, Regulations and Electrical Specifications for Underground Systems.	Public Utilities Department, Electrical Engineering	
5.11-14	Prior to the issuance of each building permit	The property owner/developer shall submit plans for review and approval which shall ensure that buildings are in conformance with the State Energy Conservation Standards for Nonresidential buildings (Title 24, Part 6, Article 2, California Administrative Code).	Public Utilities Department, Resource Efficiency Division	
CULTURAL RESOURCES (Added Measure Nos. 5.12-1 and 5.12.2 pursuant to SEIR, Volume I - Initial Study, Section V, Cultural Resources, Page A-39)				
5.12-1	Prior to approval of a grading plan as required by the Public Works Department	<p>The property owner/developer shall submit a letter to the Public Works/Engineering Department, Development Division, and the Planning Department, Planning Division, identifying the certified archaeologist that has been hired to ensure that the following actions are implemented:</p> <p>a) The archaeologist must be present at the pregrading 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.</p>	Public Works Department, Development Services Division; Planning Department, Planning Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<p>b) Specimens that are collected prior to or during the grading process will be donated to an 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>		
5.12-2	Prior to approval of a grading plan as required by the Public Works Department	<p>The property owner/developer shall submit a letter to the Public Works/Engineering Department, Development Division, and the Planning Department, Planning Division, 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 pregrading 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 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 or 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 the completion of the grading, the paleontologist shall notify the City as to when the final report will be submitted</p>	Public Works Department, Development Services Division; Planning Department, Planning Division	
RECREATION (Added Measure Nos. 5.13-1 pursuant to SEIR, Volume I - Initial Study, Section XIV, Recreation, Page A-46)				
5.13-1	Prior to recordation of subdivision maps or prior to building	Properties less than eight acres shall pay park-in-lieu fees. Properties greater than eight acres shall provide a mini park based on the number of dwelling units developed on the parcel and pay park-in-lieu fees (the value of the parkland	Community Services Department, Parks Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
	permit for each residential unit and Zoning inspections.	dedication will be credited against the park-in-lieu fees.)		
5.13-2	Prior to final Building and Zoning inspections.	Payment of Park in Lieu fess	Community Services Department, Parks Division	