

D. UPDATED AND MODIFIED MITIGATION MONITORING PROGRAM NO. 106 FOR THE PLATINUM TRIANGLE



Appendices

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**UPDATED AND MODIFIED MITIGATION MONITORING PROGRAM NO. 106
FOR
THE PLATINUM TRIANGLE**

CEQA Action: Environmental Impact Report Nos. 321 AND 330

Project Description: General Plan Update

Terms and Definitions:

1. **Property Owner/Developer** - Any owner or developer of real property on the Anaheim Stadium property and/or identified outlying parcels.
2. **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.
3. **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.
4. **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.
5. **Ongoing Mitigation Measures** - The mitigation measures that are designated to occur on an ongoing 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 "Ongoing During Construction," the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
6. **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

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
LAND USE AND RELATED PLANNING PROGRAMS				
1-1 (not applicable)	Prior to approval of Final Site Plans	The City will review Final Site Plans for development within the MLUP for consistency with adopted plans for the area.	Planning Department	
TRANSPORTATION AND CIRCULATION				
2-1	Prior to the issuance of grading or building permits, whichever occurs first	<p>For each project development forecast to generate 100 or more P.M. peak hour trips, as determined by the City Traffic and Transportation Manager utilizing Anaheim Traffic Analysis Model and/or ITE Trip Generation Rates, the property owner/developer shall prepare a traffic study subject to the review and approval of the City Traffic and Transportation Manager. The conclusions of the traffic study will be used to determine and program the extent and phasing of improvements necessary to accommodate the proposed development.</p> <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 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. 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 annual commuter survey to ascertain trip generation, trip origin and Average Vehicle Ridership. <p>A menu of TDM program strategies and elements for both existing and future employee commute options include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Onsite Service. Onsite services, such as the food, retail, and other services be provided. • 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. • 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 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 onsite sales to encourage employees to use the various transit and bus services from throughout the region. • 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. Event shuttle service will be available for the guests. 	Public Works Department, Traffic and Transportation Division	
2-2	Prior to final building and zoning inspection and ongoing during project operation		Public Works Department, Traffic and Transportation Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
2-2 con't		<ul style="list-style-type: none"> • 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 incentives program for ridesharing and other alternative transportation modes to put highest priority on reduction of longest employee commute trips. • Stagger shifts. • Develop a "compressed work week" program, which provides for fewer work days but longer daily shifts as an option for employees. • 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, vacations, 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. 	Public Works Department, Traffic and Transportation Division	
2-3	Prior to final building and zoning inspections	The property owner/developer 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 ongoing operation of the project.	Public Works Department, Traffic and Transportation Manager	

AIR QUALITY

3-1	On-going during grading and construction	<p>The following measures will reduce these emissions, however, the resultant value is expected to remain significant.</p> <ul style="list-style-type: none"> a) The contractor will ensure that all construction equipment is being properly serviced and maintained to reduce operational emissions. b) Where feasible, the contractor shall use low emission mobile construction. 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	
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Measure No.	Timing	Measure	Responsible for Monitoring	Completion
3-2	On-going during grading and construction	<p>The following measures shall also be implemented in order to reduce PM10 emissions.</p> <p>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.</p> <p>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:</p> <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 12-inch freeboard ratio on haul trucks. • Cover payloads on trucks hauling soil using tarps or other suitable means. 	<p>South Coast Air Quality Management District Public Works Department, Field Engineering Division Planning Department, Planning Division</p>	
3-3	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 Demolition and Import/Export Plans. These plans shall include identification of offsite locations for materials export 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.</p>	<p>Planning Department, Building Division</p>	
3-4	Prior to the approval of each building permit	<p>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. 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.</p>	<p>South Coast Air Quality Management District</p>	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
3-5	Timing as required by Traffic and Transportation Manager	<p>The following measures shall be implemented 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	
3-6	Prior to the issuance of a building permit	<p>While mobile source emission do present the greatest source of impact, all emissions add to the cumulative total and further mitigation is warranted to reduce stationary source emissions as well. These emissions will be reduced through the following:</p> <ul style="list-style-type: none"> The property owner/contractor shall specify the installation of energy efficient lighting, air conditioning, water heaters, and appliances. The property owner/contractor as feasible shall specify the installation of insulation in excess of Title 24 requirements. 	Planning Department, Building Division	
NOISE				
4-1	During demolition, grading, and construction	Noise generated by construction, shall be limited by the property owner/developer to 60 dBA along the property boundaries, before 7 a.m. and after 7 p.m., as governed by Chapter 6.7, Sound Pressure Levels, of the Anaheim Municipal Code.	Planning Department, Building and Code Enforcement Divisions	
4-2	During demolition, grading, and construction	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.	Public Works Department, Field Engineering Division	
4-3	During demolition, grading, and construction	All internal combustion engines on all of the construction equipment shall be properly outfitted with well maintained muffler systems.	Public Works Department, Field Engineering Division	
EARTH RESOURCES				
5-1	Prior to approval of a grading plan if within 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 "Guidelines for Evaluating and Mitigating Seismic Hazards in California." 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	
5-2	Prior to issuance of each building permit	The property owner/developer shall submit 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	Prior to the 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.	Planning Department, Building Division	
5-4	Prior to the issuance of each building permit	The property owner/developer shall submit 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	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
5-5	Prior to final building inspection	For any proposed hotel uses, the property owner/developer shall submit an earthquake emergency response plan to the City of Anaheim Planning Department for review and approval. The plan shall require posted notices in all hotel rooms and earthquake safety procedures and incorporate ongoing earthquake training for hotel staff.	Planning Department, Building Division	
5-6	Ongoing during grading operations	The property owner/developer shall implement standard practices from City Ordinance (Title 17) and policies.	Public Works Department, Field Engineering Division	
HYDROLOGY AND WATER QUALITY				
6-1	Prior to the issuance of building permits	The property owner/developer shall submit a detailed drainage plan to the City of Anaheim Public Works Department and the Orange County Flood Control District for review and approval. This drainage plan shall be in conformance with the City's Master Plan of Drainage, Drainage District Map 27. The drainage plan shall demonstrate that runoff will effectively be conveyed to the surrounding offsite drainage system and runoff rates would not affect receiving drainage facilities. More specifically, the drainage plan shall examine the existing and the proposed conditions within the project limits and detail drainage deficiencies based upon the water elevations of the Santa Ana River in accordance with Drainage District Map 27. All drainage components shall be designed to the minimum requirements of the City and County.	Public Works Department, Development Services Division Orange County Environmental Management Agency	
6-2	Prior to the 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 3 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.	Planning Department, Building division	
6-3	Prior to the issuance of a building permit	The property owner/developer shall demonstrate project conformance with the City's Flood Hazard Reduction Ordinance No. 4136 (Chapter 17.28 of the Anaheim Municipal Code) to the City of Anaheim Public Works Department, which pertains to properties that lie within the "A99" Special Flood Hazard Zone (Anaheim Floodplain Overlay Zone.)	Planning Department, Building division	
6-4	At least 90 days prior to the initiation of grading activities	For projects greater than five acres, a 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 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.	Public Works Department, Development Services Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
PUBLIC SERVICES, UTILITIES AND ENERGY CONSUMPTION				
8.1-1	Prior to approval of a Grading Plan	The property owner/developer shall submit an emergency fire access plan to the Fire Department for review and approval to ensure that service to the site is in accordance with Fire Department requirements.	Fire Department	
8.1-2	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	
8.1-3	Prior to commencement of onsite structure framing	Fire hydrants required shall be installed and charged by the property owner/developer, as required and approved by the Fire Department.	Fire Department	
8.1-4	Prior to the 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 require fire flow.	Fire Department	
8.1-5	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 use and fire protection in accordance with Fire Department requirements.	Fire Department	
8.2-1	Prior to the approval of Final Site Plan and issuance of each building permit	The property owner/developer shall submit plans to the 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 4 feet in height and 2 feet in width. The lines for the numbers shall be 6 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	
8.2-2	Prior to the issuance of each building permit for a parking structure	The property owner/developer shall submit plans to the Police Department for review and approval indicating the provision of closed circuit monitoring and recording or other substitute security measures as may be approved by the Police Department. Said measures shall be implemented prior to final building and zoning inspections.	Police Department	
8.2-3	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 Police Department, and shall be subject to the reviews and approval of the Police Department.	Police Department	
8.2-4	Ongoing 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	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
8.3-1	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 Street 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, as its discretion, the following plan components:</p> <ul style="list-style-type: none"> • Detailing the locations and design of onsite recycling facilities. • Providing onsite 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 paper recycling by providing chutes or convenient locations for sorting and recycling bins. • Facilitating cardboard recycling (especially in retail area) by providing adequate space and centralized locations for collection and bailing. • Facilitating glass recycling (especially from restaurants) by providing adequate space for sorting and storing. • 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. • Ensuring hazardous materials disposal complies with federal, state and city regulations. 	Public Works Department, Sanitation Division	
8.3-2	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 polystyrene (foam) cups 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	
8.3-3 (same as 3-3)	Prior to issuance of a demolition permit	<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 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 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	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
8.5-1	Prior to issuance of each building permit	The property owner/developer shall provide proof to the Building Division of Planning Department that school impact fees have been paid consistent with State statutes.	Planning Department, Building Division	
8.6-1	As required by the Public Works and Utilities Departments	A new Well No. 45 will be installed to replace the existing Well No. 33. This new well will be installed at a location acceptable to the Utilities Department. In addition, the existing Well No. 33 will be removed.	Public Utilities, Water Engineering, Public Works Department, Development Contract Administration	
8.6-2	As required by the Public Works and Utilities Departments	A new 16-inch pipeline will be constructed in State College Boulevard from Well No. 45 to the existing 18-inch line at the intersection of Katella Avenue and State College Boulevard. This new pipeline will complete a loop with the sites proposed and surrounding system.	Public Utilities, Water Engineering, Public Works Department, Development Contract Administration	
8.6-3	Prior to the issuance of a building permit	<p>Submitted landscape plans shall demonstrate compliance with the City of Anaheim adopted the Landscape Water Efficiency Guidelines. This ordinance is in compliance with the State of California Water Conservation in Landscaping Act (AB 325). 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; • 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>	Public Utilities Department, Resource Efficiency Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
8.6-4	Prior to issuance of the first building permit	The applicant will 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	
8.7-1	Prior to occupancy of first development in the Arrowhead Pond District or such other timing acceptable to the City Engineer	The Arrowhead Pond District between the Southern Pacific Railroad right-of-way to the north, the Pond to the south, Pond Parking to the east, and Douglass Road to the west, a 12-inch replacement sewer in Douglass Road from Katella Avenue to this area will need to be constructed.	Public Works Department, Development Services Division	
8.7-2	Prior to issuance of a building permit	In accordance with Title 17, Chapter 17.32 (Resolution 99R-48), the property owner/developer shall submit a sewer study to the Public Works Department, prepared to the satisfaction and subject to the approval of the City Engineer. If said study determines that there is currently adequate capacity for the proposed project, the property owner/developer shall pay the fee. If said study determines that there is not adequate capacity, the property owner/developer shall be responsible for a combination of paying the fee and constructing improvements as required by the City Engineer.	Public Works Department, Development Services Division	
8.8-1	Prior to approval of a grading plan	Projects contained within the 100-year floodplain shall submit a detailed flood study to determine elevation of proposed buildings above the 100-year floodplain.	Public Works Department, Development Services Division	
8.8-2	Prior to issuance of a building permit	A detailed drainage analysis will be required to determine if any project design features (construction of landscape berms or other barriers) will retard or take storm runoff outside the limits of the public right-of-ways. Measures will be required to avoid any flooding effects on downstream properties. Applicable storm drain improvements will be required per the SCAMPD and the revised Drainage District 27 Master Plan of Drainage.	Public Works Department, Development Services Division	
8.8-3	Prior to issuance of a grading permit	The property owner/developer shall apply for a National Pollution Discharge Elimination System construction permit. This permit would require the preparation of a Storm Water Pollution Prevention Plan to mitigate the erosion that may occur from storm water runoff during construction periods.	Public Works Department, Development Services Division	
8.9-1	Prior to issuance of each building permit	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 above 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.	Public Works Department, Resource Efficiency Department	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
8.9-2	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. • 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: <ul style="list-style-type: none"> • 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. 	Public Utilities Department, Resource Efficiency Division Planning Department, Building Division	
8.9-3	Prior to issuance of each building permit	<p>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.</p>	Public Utilities Department, Electrical Engineering	
8.10-1	Prior to the issuance of each building permit	<p>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).</p>	Public Utilities Department, Resource Efficiency Division	

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8.11-1	New developments with exteriors over 75 feet in height shall submit a baseline study prior to issuance of building permits and a final study within 6 months after building completion.	A study of area television reception shall be undertaken by the property owner/developer and submitted to the City Engineer for review and approval. If the City of Anaheim determines that the proposed project creates a significant impact on broadcast television reception at local residences and other existing hotels/restaurants or other businesses, a signal booster or relay system shall be installed by the property owner/developer immediately on the roof of the tallest project building to restore television reception to its original condition.	Planning Department, Planning Division Public Utilities Department, Electrical Engineering	
HAZARDOUS MATERIALS COMPLIANCE				
9-1	Ongoing 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.	Orange County Health Care Agency Fire Department	
9.2	Ongoing 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. 2 above.	Fire Department	
CULTURAL RESOURCES				
11-1	Prior to approval of a grading plan as required by the Public Works Department	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: 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. b) Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. 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. 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 to when the final report will be submitted.	Public Works Department, Development Services Division, Planning Department, Planning Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
11-2	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> <ul style="list-style-type: none"> 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. b) Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. 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. 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. 	Public Works Department, Development Services Division; Planning Department, Planning Division	

