

**DISNEYLAND RESORT SPECIFIC PLAN**

**Conditions of Approval (Ordinance No. 5377, as last amended by Ordinance No. 6022)**

The conditions of approval for development in the Theme Park Hotel Parking and Future Expansion Districts District A and the C R Overlay include all mitigation measures and project design features included as part of Modified Mitigation Monitoring Program No 0067 as modified on October 8, 1996 as required by Section 210816 of the Public Resources Code. For purposes of these conditions of approval the following terms are used:

- A. Applicant: The Walt Disney Company its successors and assigns.
- B. Property Owner/Developer: Any owner or developer of real property within The Disneyland Resort Specific Plan Area including the C R and Pointe Anaheim Overlay Areas and District A.
- C. Disneyland Resort: The Disneyland Resort including a second gated theme park modifications to the Disneyland Hotel a new Disneyland Administration Building new hotels entertainment areas internal transportation systems and public parking facilities in the Parking Theme Park and Hotel Districts and the South Parking Area in the Future Expansion District None of the conditions of approval contained herein shall be required to be implemented prior to issuance of any permits for or construction of new structures improvements or other modifications within the existing Disneyland Theme Park.
- D. Second Theme Park: A gated theme park planned south of the existing Disneyland Theme Park.

Development of the Anaheim GardenWalk Overlay shall be subject to the conditions of approval set forth in City Council Resolution No. 2006-063 (as it may be amended) approving Conditional Use Permit No. 4078, as amended, including all mitigation measures/design features set forth in Mitigation Monitoring Program No. 004a (as required by Section 21081.6 of the Public Resources Code). Applicable conditions set forth in Ordinance No. 6022, as modified to be appropriate for the Anaheim GardenWalk project have been incorporated into City Council Resolution No. 2006-063 along with the additional project specific conditions. Therefore, the following conditions shall not be applicable to the Anaheim GardenWalk Overlay.

No.	CONDITIONS OF APPROVAL	REVIEW BY
1.	That prior to issuance of each building permit unless records indicate previous payment, a fee for street lighting purposes shall be paid to the City of Anaheim based on the length of street frontage in an amount as established by City Council resolution with credit against the fee given for City authorized improvements installed by the property owner/developer.	Public Utilities
2.	That pedestrian walkway lighting plans in the public right of way shall be reviewed and approved by the Public Utilities Department, Electrical Services Division and the Police Department prior to installation.	Public Utilities Police

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3.	<p>That prior to the approval of each tentative tract or parcel map or issuance of each building permit whichever occurs first Public Utility Easements (PUEs) will be recorded and/or abandonment of PUEs will be processed to the satisfaction of the Public Utilities Department for the following circumstances:</p> <ul style="list-style-type: none"> <li>A. As a result of increases in right of way where electrical and communication facilities are located adjacent to the existing right of way the facilities shall be either located within the new right of way or relocated to new adjacent areas requiring a PUE.</li> <li>B. The undergrounding of power and communication lines along the major streets will result in the need to obtain PUE s for placement of pad mounted equipment and related facilities required as a result of the overhead to underground conversion work.</li> <li>C. Alterations to existing private buildings and/or construction of new structures (buildings, signs, landscaping elements, etc.) may require relocation of existing electrical and/or communication facilities. This will require abandonment of existing PUEs and recordation of new PUEs to accommodate the relocation.</li> </ul>	Public Utilities
4.	<ul style="list-style-type: none"> <li>A. That the roadway lighting of all public streets shall be designed in accordance with the Anaheim Resort Identity Program and associated construction specifications.</li> <li>B. Private streets within The Disneyland Resort Specific Plan Area, with the exception of those within the Hotel and Theme Park Districts, shall have street lights designed and installed in accordance with the Anaheim Resort Identity Program.</li> <li>C. That the property owner/developer shall pay or cause to be paid all costs associated with replacing the existing City street light system within the public right of way adjacent to or within the Disneyland Resort Specific Plan Area with street lights designed in accordance with the Anaheim Resort Identity Program.</li> </ul>	Public Utilities
5.	<p>That the following street design elements shall be shown on each tentative tract or parcel map:</p> <ul style="list-style-type: none"> <li>A. Street cross sections including dimensions, labels, Circulation Element designation (i.e. Resort Secondary) and whether public or private.</li> <li>B. Street grades and vertical alignment; and,</li> <li>C. Horizontal alignment, including centerline radii, and cul de sac radii.</li> </ul>	Public Works

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6.	That prior to the approval of each final tract or parcel map, vehicular access rights to all public streets adjacent to subject tract or parcel except at approved access points, shall be released and relinquished to the City of Anaheim.	Public Works
7.	That prior to approval of each street improvement plan the following shall be provided (for a one (1) year maintenance period) in a manner acceptable to the City Engineer: A. Public Realm Parkway and median island landscaping and irrigation maintenance. B. Provision for the replacement of any tree planted in accordance with landscaping plans in a timely manner in the event that it is removed, damaged diseased, and/or dead	Public Works
8.	That prior to issuance of each grading permit, a rough or precise grading plan prepared by a registered Civil Engineer shall be submitted to the City Engineer for review and approval.	Public Works
9.	That all storm drain, sewer and street improvement plans shall be designed and improvements constructed to the satisfaction of the City Engineer.	Public Works
10.	That prior to the approval of each Final Site Plan and prior to the issuance of each building permit plans shall be reviewed and approved by the Fire Department as being in conformance with the Uniform Fire Code.	Fire
11.	That prior to the placement of building materials on a building site, an all weather road/driving surface shall be provided from the roadway system to and on the construction site and to fire hydrants at all times, as required by the Fire Department. Such routes shall be paved or, subject to the approval of the Fire Department, shall otherwise provide adequate emergency access. Every building constructed must be accessible to Fire Department apparatus. The width and radius of the driving surface must meet the requirements of Section 10.204 of the Uniform Fire Code as adopted by the City of Anaheim.	Fire
12.	That all lockable pedestrian and/or vehicular access gates shall be equipped with "knox box" devices as required and approved by the Fire Department.	Fire
13.	That prior to the approval of on-site water plans, unless each commercial building is initially connected to separate fire services, an unsubordinated covenant satisfactory to the City Attorney's Office shall be recorded prohibiting any individual sale of buildings until separate fire services are installed in the building(s) subject to the sale.	Fire
14.	Combined with Condition No. 11	N/a
15.	Combined with Condition No. 11	N/a

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16.	That excluding the Disneyland Administration Building, within 120 days following the issuance of the first building permit for Phase II, the applicant shall commence installation of roadway improvements infrastructure improvements and parkway landscaping and install parkway trees within the Walnut Street Public Realm from Ball Road to Katella Avenue in accordance with the requirements of Section 5.0 "Design Plan" of the Specific Plan document. Applicant shall diligently proceed with such improvements and shall maintain said landscaping through the duration of the construction.	Public Works
17.	That root and sidewalk barriers shall be provided for trees (with the exception of palm trees) within seven feet of public sidewalks unless determined unnecessary by the City Engineer.	Public Works
18.	That all trees planted in the Public Realm shall be planted in accordance with the standard City Tree Planting Detail.	Public Works
19.	That with the exception of landscaped areas in the theme parks, prior to final building and zoning inspections, a licensed landscape architect shall certify to the Planning Department that all landscaping has been installed in accordance with landscaping plans approved by the City and on file with the Building Division of the Planning Department.	Planning
20.	That on-site non-Public Realm landscaping and irrigation systems and Public Realm landscaping and irrigation systems, within area in which dedication has not been accepted by the City, shall be maintained by the property owner/developer in compliance with City standards.	Planning
21.	That any tree planted within the Setback Realm shall be replaced in a timely manner in the event that it is removed, damaged, diseased and/or dead.	Planning
22.	That a licensed arborist shall be responsible for all tree trimming within the Setback Realm.	Planning
23.	That prior to the commencement of construction activity, the property owner/developer shall install and maintain specially designed construction barriers at the construction project perimeter areas. The construction sound barriers shall be a minimum height of 8' with a minimum surface weight of 1.25 lbs per square foot or a minimum Sound Transmission Class Rating (STC) of 25. The structure shall be a continuous barrier. Gates and other entry doors shall be constructed with suitable mullions, astragals, seals or other design techniques to minimize sound leakage when in the closed position. Access doors should be self closing where feasible. Vision ports are permissible providing they are filled with an acceptable solid vision product.	Planning
24.	That sweeping operations in the parking facilities and private streets or on-site roadways shall be performed utilizing sweeping/scrubbing equipment which operate at a sound level measured not greater than 60 dBA at the nearest adjacent property line.	Planning

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25.	That pressure washing operations for purposes of building repair and maintenance due to graffiti or other aesthetical considerations shall be limited to daytime hours of operation between 7:00 am and 8:00 pm.	Planning
26.	That the property owner/developer shall pay all reasonable costs associated with noise monitoring which shall include monitoring conducted by a certified acoustical engineer under the direction of the Planning Department to ensure that the Disneyland Resort, including the South Parking Area, ongoing operations do not exceed 60 dBA at any point on the exterior project boundary property line between the hours of 7:00 pm and 7:00 am of the following day. During the first five (5) years of operation of the Second Theme Park, said noise monitoring shall be conducted four times a year on a random basis for a three day period; and, if the monitoring finds that the 60 dBA threshold is being exceeded, modifications to the ongoing operations shall be commenced immediately to bring the sound level below the 60 dBA requirement, with additional follow-up monitoring conducted to confirm compliance. If a complaint is received by the City, additional noise monitoring shall be conducted at the discretion of the City; and if the monitoring finds that the 60 dBA threshold is being exceeded, modifications to ongoing operations shall be commenced immediately to bring the sound level below the 60 dBA requirement, with additional follow up monitoring conducted to confirm compliance. If the Disneyland Resort is in compliance during the first five years then the frequency of monitoring shall be semi-annually thereafter.	Planning
27.	That no development shall occur unless such development is substantially in accordance with The Disneyland Resort Specific Plan No. 92-1 document on file with the Planning Department and marked Exhibit A, Amendment No. 4, Amendment No. 5 to The Disneyland Resort Specific Plan No. 92-1, and Amendment No. 6 to The Disneyland Resort Specific Plan No. 92-1. It should be noted that Amendment Nos. 4, 5 and 6 to The Disneyland Resort Specific Plan No. 92-1 text and accompanying exhibit changes relate to development which may occur under the Anaheim GardenWalk Overlay only. These changes are set forth in Ordinance No. 5689, Ordinance No. 5807, and Ordinance No. 6022. Except as specifically set forth in said ordinances, all other Disneyland Resort Specific Plan No. 92-1 provisions including those adopted in connection with Amendment No. 3 to The Disneyland Resort Specific Plan No. 92-1 (Ordinance No. 5580) and Adjustments to The Disneyland Resort Specific Plan (Ordinance Nos. 5613, 5736, and 5768), remain unchanged.	Planning
28.	That the aesthetic concepts related to The Disneyland Resort Specific Plan for improvements along the 1-5 shall be coordinated with plans for the Anaheim Resort area and the Anaheim Center Master Plan.	Planning

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29.	That all Final Site Plans shall be prepared in conformance with the Anaheim Resort Specific Plan Final Site Plan Pre-File submittal requirements on file with the Planning Services Division of the Planning Department. Prior to issuance of building permits construction plans shall be in substantial conformance with said Final Site Plans.	Planning
30.	That prior to issuance of building permits, unless records indicate previous payment, a fee for street tree purposes shall be paid or caused to be paid to the City of Anaheim based on the length of street frontage in an amount as established by City Council resolution with credit against the fee given for City authorized improvements installed by the property owner/developer.	Planning
31.	That prior to final building and zoning inspections, all air conditioning facilities and other roof and ground mounted equipment shall be shielded from public view as required by the Specific Plan and the sound buffered to comply with City of Anaheim noise ordinances from any adjacent residential or transient occupied properties. Such information shall be specifically shown on the plans submitted for building permits.	Planning
32.	That except within the Theme Park District, prior to final building and zoning inspections, all plumbing or other similar pipes and fixtures located on the exterior of the building shall be fully screened from view of adjacent public rights-of-way and from adjacent properties by architectural devices and/or appropriate building materials; and, further, such information shall be specifically shown on the plans submitted for building permits.	Planning
33.	That property owner/developer shall be responsible for the removal of any on-site graffiti within 24 hours of its application.	Planning
34.	That the location and configuration of all lighting fixtures including ground-mounted lighting fixtures utilized to accent buildings, landscape elements, or to illuminate pedestrian areas in the Hotel District, Parking District and development in the C-R Area and in District A, shall be shown on all Final Site Plans. All proposed surface parking area lighting fixtures shall be down-lighted with a maximum height of twelve (12) feet adjacent to any residential properties. All lighting fixtures shall be shielded to direct lighting toward the area to be illuminated and away from adjacent residential property lines. All lighting fixtures, types and locations shall be identified on the plans submitted for building permits.	Planning
35.	That in connection with the submittal of Final Site Plans, building elevations shall show that the rear elevations of buildings visible from a 5-foot high view point from off-site areas shall be architecturally accented to portray a finished look.	Planning

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36.	That, in the event a parcel is subdivided and there is a need for common on-site circulation and/or parking, prior to the recordation of a subdivision map, an unsubordinated covenant providing for reciprocal access and/or parking, as appropriate, approved by the City Traffic and Transportation Manager and the Planning Department and in a form satisfactory to the City Attorney, shall be recorded with the Office of the Orange County Recorder. A copy of the recorded covenant shall then be submitted to the Planning Services Division of the Planning Department.	Planning
37.	That no shuttle/bus/vehicular drop-off areas shall be permitted in hotel/motel or vacation resort front setback areas.	Planning
38.	That with the exception of the Disneyland Administration Building, prior to approval of the first Final Site Plan, issuance of the first building permit or approval of the first tentative tract or parcel map to implement The Disneyland Resort, whichever occurs first, The Walt Disney Company shall submit proof to the City of Anaheim that The Walt Disney Company has entered into an agreement with the Southern California Edison Company with regard to the relocation of the SCE Easement. Said agreement shall be consistent with the provisions of the Disneyland Resort Specific Plan, including the Setback Realm and Private Realm landscape concepts identified in the Section 5, Design Plan, of the Specific Plan document(Exhibit A). Further said agreement shall specify whether the SCE transmission lanes will be undergrounded or enclosed in a structure	Planning
39.	Intentionally deleted in connection with the adoption of Ordinance No. 5377.	N/a
40.	That with the exception of the Theme Park and Parking Districts, which are already addressed in the Specific Plan, prior to approval of each Final Site Plan and prior to issuance of each building permit, the Anaheim Police Department shall review and approve plans for safety, accessibility, crime prevention, and security provisions during both the construction and operative phases	Police
41.	That trash storage areas shall be provided and maintained in a location acceptable to the Department of Maintenance and in accordance with approved plans on file with said Department. Such information shall be specifically shown on the plans submitted for building permits.	Public Works
42.	That prior to issuance of a building permit for the West Public Parking Structure, plans shall be prepared to the satisfaction of the City Traffic and Transportation Manager showing a minimum of eleven (11) toll lanes and a minimum of 500 vehicle storage capacity prior to the toll booths; and prior to final building and zoning inspection for the West Public Parking Structure, said toll lanes/storage capacity shall be provided.	Public Works

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<b>No.</b>	<b>CONDITIONS OF APPROVAL</b>	<b>REVIEW BY</b>
43.	That prior to approval of a Final Site Plan for the East Public Parking Structure plans shall be prepared to the satisfaction of the City Traffic and Transportation Manager showing a minimum of fourteen (14) toll lanes and a minimum of 500 vehicle storage capacity prior to the toll booths and prior to final building and zoning inspection for the East Public Parking Structure said toll lanes/storage capacity shall be provided.	Public Works
44.	That gates shall not be installed across any driveway or private street in a manner which may adversely affect vehicular traffic in the adjacent public streets. Installation of any gates shall conform to Engineering Standard Plan No. 402 and shall be subject to the review and approval of the City Traffic and Transportation Manager prior to issuance of a building permit.	Public Works
45.	That prior to approval of each Final Site Plan or issuance of each building permit, whichever occurs first, plans for vehicular and pedestrian circulation shall be submitted to the City Traffic and Transportation Manager for review and approval showing conformance with Section 5.0 "Design Plan" of the Specific Plan document pertaining to parking standards. Subject property shall be developed and maintained in conformance with said plans.	Public Works
46.	That all driveways shall be constructed to the satisfaction of the City Engineer with radius curb returns ranging from eight (8) to thirty five (35) feet, unless otherwise approved by the City Engineer.	Public Works
47.	That excluding the Disneyland Administration Building, prior to approval of the first Final Site Plan, tentative tract or parcel map, or issuance of a building permit, whichever occurs first for each District, vehicular access points to the public streets shall be subject to the review and approval of the City Traffic and Transportation Manager. All access points shall be in substantial conformance with the District Concept Plans in Section 5.0, "Design Plan", of the Specific Plan document.	Public Works
48.	That prior to approval of each Final Site Plan for the Hotel District including the Southwest Parking Area, parking plans shall be submitted to show the location and configuration of hotel employee and guest parking for that site plan. All parking plans shall be subject to the review and approval of the City Traffic and Transportation Manager.	Public Works
49.	Applicable elements of the condition combined with amended Condition No. 58.	N/a
50.	That prior to Final Site Plan approval for parking structures in the Hotel District, signage plans shall be designed to enhance smooth traffic flows on each level of the parking structure and shall be submitted to the City Traffic and Transportation Manager for review and approval.	Public Works
51.	That any modifications to the restricted setback in Project Design Section 3.3-10, to Walnut Street (e.g., turn restrictions, narrowing of street, etc.) shall be subject to the review and approval of the Planning Commission. All modifications shall be designed and constructed to the satisfaction of the City Engineer.	Planning/ Public Works



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<b>No.</b>	<b>CONDITIONS OF APPROVAL</b>	<b>REVIEW BY</b>
52.	That all engineering requirements of the City of Anaheim, including preparation of improvement plans and installation of all improvements such as curbs and gutters, sidewalks, water facilities, street grading and pavement, sewer and drainage facilities, or other appurtenant work shall be complied with as required by the City Engineer and in accordance with specifications on file in the Office of the City Engineer, as may be modified by the City Engineer; and, that security in the form of a bond, certificate of deposit, letter of credit, completion guarantee, or cash, in an amount and form satisfactory to the City of Anaheim, shall be posted with the City to guarantee the satisfactory completion of said improvements. Said security shall be posted with the City prior to the issuance of a building permit or final map approval, whichever occurs first, to guarantee the installation of the related improvements prior to final building and zoning inspections in accordance with an approved construction phasing plan. These requirements may be modified by a Development Agreement between the City of Anaheim and the applicant with respect to improvements to be implemented by the applicant.	Public Works
53.	That prior to issuance of each building permit, the appropriate Citywide Transportation Impact and Improvement Fee shall be paid to the City of Anaheim in the amount(s) determined by City Council Resolution. Consistent with the Fee Ordinance, fees may be reduced in consideration of right of way dedication and/or Master Plan of Arterial Highway facility construction.	Public Works
54.	That prior to issuance of a building permit, the property owner/developer shall provide proof of their participation in the Anaheim Transportation Network (ATN) and Anaheim Stadium Business Center and coordinated with the 1-5 Traffic Management Plan.	Public Works
55.	That should a pedestrian bridge over Harbor Boulevard be constructed in Phase III, safe and convenient pedestrian access to/from the east parkway side of Harbor Boulevard shall be provided during construction by the applicant, to the satisfaction of the City Engineer; and, the same shall be provided during construction of the West Street/Disneyland Drive overcrossing between the Hotel District and the Theme Park District to/from the east parkway side of West Street/Disneyland Drive.	Public Works
56.	That ongoing operations for the South Parking Area structure shall provide that it be loaded and emptied to minimize evening noise generation, or other measures acceptable to the City implemented.	Planning
57.	Intentionally deleted in connection with the adoption of Ordinance No. 5377.	N/a

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<b>No.</b>	<b>CONDITIONS OF APPROVAL</b>	<b>REVIEW BY</b>
58.	<p>A. That prior to the issuance of the first building permit for the Theme Park Central Ticketing Plaza or the approval of a Final Site Plan for the Theme Park District Setback Realm along Harbor Boulevard, the applicant shall submit for review and approval by the City Engineer, a plan showing the location and design of the Theme Park District Drop off Area, which is to be located on the west side of Harbor Boulevard. Further, that prior to Opening Day of the Second Theme Park, said facility shall be provided by the applicant in accordance with the approved plan.</p> <p>B. That in Phase III, in the event that the Drop off Area is proposed to be relocated adjacent or internal to the East Parking Facility, that prior to the approval of a Final Site Plan for the East Parking Facility, the location and design of the drop-off area shall be subject to the review and approval of the City Engineer. Prior to final building and zoning inspections of said facility, the drop-off area shall be provided by the applicant in accordance with the approved plan.</p>	Public Works
59.	That prior to any development associated with uses other than parking within the Future Expansion District, additional environmental review will be required.	Planning
60.	That prior to final building and zoning inspections, the water backflow equipment and any other large water system equipment shall be installed to the satisfaction of the Public Utilities Department, Water Utility Division, in either underground vaults or behind the Setback Realm area in a manner fully screened from all public streets and alleys. Such information shall be specifically shown on the plans submitted for Final Site Plan approval and for building permits.	Public Utilities

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61.	That the applicant will build or preserve, or cause to be built or preserved, 500 affordable housing units in the City of Anaheim in connection with the development of the Project. The housing units shall be preserved, constructed or under construction prior to the opening of the Second Theme Park. The City shall cooperate with the applicant in securing financing, identifying sites and approving entitlements. The applicant shall consult with the City prior to entering into binding agreements to build or preserve, or cause to be built or preserved, such housing units in the City. The applicant shall give priority to the preservation of existing housing units in deteriorating multi-family areas of the City. The applicant shall give priority to family units of 2 and 3 bedrooms with a goal of 50% of the units to be 2 or more bedrooms. The applicant shall have discretion to select the particular projects in which it will participate. Affordable housing units required as part of other projects' conditions of approval shall not be eligible for credit. A minimum of 40% of the units shall serve "very low income households" (as defined in Title 25 of the California Administration Code, Section 6926) The remainder of the units will serve low income households.	Community Development
62.	Intentionally deleted in connection with the adoption of Ordinance No. 5377.	N/a
63.	That in conjunction with the construction of the East and West Public Parking Facilities the Hotel parking structures, and the South Parking Area Structure, no impact driven piles shall be allowed.	Planning
64.	Intentionally deleted-- no longer applicable.	N/a
65.	That within thirty (30) days of the City Council's action on Amendment No. 6 to The Disneyland Resort Specific Plan No. 92-1 the applicant (Anaheim GW, LLC) shall provide the Planning Department with three (3) copies of an amended Specific Plan document reflective of the City Council's action. Upon the Planning Department's review and approval of the amended document as being in conformance with the City Council's action twenty five (25) copies of the final amended document, including one master set suitable for reproduction, and twenty five (25) electronic copies (CDs) prepared to the Planning Director's satisfaction including all text and graphics in the document to enable 60 amendments to be made to the document in the future, if necessary, shall be provided by the applicant to the Planning Department.	Planning
66.	Intentionally deleted (repetitive).	N/a

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67.	That the applicant and/or property owner developer, as specified in the individual mitigation measures, shall be held responsible for compliance with the mitigation measures and that the applicant shall be responsible for implementation of the project design features identified in Final EIR No. 311 and Addendum and for complying with the Modified Mitigation Monitoring Program No. 0067, in compliance with Section 21081.6 of the Public Resources Code. Furthermore, the applicant and/or property owner/developer, as specified in the individual mitigation measures, and the applicant for project design features, shall be responsible for any direct costs associated with the monitoring and reporting required to ensure implementation of those mitigation measures and project design features identified in Final EIR No. 311 and Addendum that have been incorporated into the Modified Mitigation Monitoring Program No. 0067 (modified on Oct. 8, 1996). The Modified Mitigation Monitoring Program No. 0067, which includes mitigation measures and project design features, is attached and made a part of these conditions of approval.	Planning
68.	Intentionally deleted - no longer applicable.	N/a
69.	Intentionally deleted - no longer applicable.	N/a
70.	Intentionally deleted - no longer applicable.	N/a
71.	That prior to relocation/construction of the SCE 220kV electrical transmission lines in an aerial configuration, the applicant shall commit to fund or cause to be funded the landscaping improvements within the Public Realm parkway and Setback and Private Realm areas adjacent to the planned SCE 220kV aerial alignment, in accordance with the requirements of Section 5.0, "Design Plan", of the Specific Plan document for the following areas: along the east side of Harbor Boulevard (between Freedman Way and 400 feet north of Katella Avenue); along the north side of Katella Avenue (between 700 feet west of Harbor Boulevard to Walnut Street); and along the west side of Walnut Street (between Katella Avenue and the existing SCE corridor crossing). The applicant shall diligently proceed with the implementation of these landscaping improvements in conformance with construction staging plans prepared to the satisfaction of the City Engineer, which shall be submitted for review and approval by the City Engineer prior to commencement of the relocation/construction activities.	Public Works

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72.	That prior to commencement of Caltrans improvements for the I-5 Widening Project in Harbor Boulevard and Manchester Avenue, the existing 10" water main between the southeast corner of the Disneyland Administration Building site and Harbor Boulevard north of Manchester Avenue will be replaced with a new 16" water main to be constructed in Manchester Avenue/Midway Drive between the Harbor/Manchester intersection and the Anaheim Boulevard/Midway Drive intersection. The applicant shall model and simulate, with a field test acceptable to the City of Anaheim, the effect of this improvement on the current flow conditions for Disneyland back-of-house. If the test results meet City of Anaheim rules and regulations, but, for some other reason, are not acceptable to the applicant, then, the applicant shall propose an additional looped water main acceptable to the City of Anaheim. If the test results do not meet City of Anaheim rules and regulations, then, the City will cause the necessary changes to be made in compliance with the City's rules and regulations.	Public Utilities
73.	Prior to Final Site Plan approval, the Disneyland Resort hotels in the Hotel District will be designed to accommodate airport bus service to and from their hotels and plans showing these areas, accessible to the general public, shall be submitted to the City Engineer for review and approval.	Public Works
74.	Prior to the approval of street improvement plans for the relocation of Cerritos Avenue, plans shall be submitted to the City Engineer for review and approval showing that the street has been designed to minimize through traffic to Walnut Street.	Public Works
75.	That every five years following the opening of the Second Theme Park, the applicant shall submit a parking evaluation to the City Traffic and Transportation Manager for review and approval, to assess the adequacy of parking for The Disneyland Resort project. The parking evaluation shall be paid for by the applicant and shall be prepared to the satisfaction of the City Traffic and Transportation Manager. If the parking evaluation indicates that parking is deficient, then additional parking spaces shall be provided in accordance with the recommendations of the evaluation and in conformance with the Disneyland Resort Specific Plan.	Public Works