

APPENDIX C

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

MITIGATION MONITORING PROGRAM NO. 106C
FOR
THE PLATINUM TRIANGLE EXPANSION

CEQA Action: Environmental Impact Report No. 339

1. **Project Description –**

- Certify Subsequent Environmental Impact Report No. 339 and adopt Updated and Modified Mitigation Monitoring Program No. 106C.
- Approve General Plan Amendment No. 2008-00471.
- Approve Miscellaneous Case No. 2008-00283 (Amendments to the Platinum Triangle MLUP).
- Approve Zoning Code Amendment No. 2008-00074.
- Approve Zoning Reclassification No. 2008-00222.
- Approve Miscellaneous Case No. 2008-00284 (Water Supply Assessment).
- Implementation of the Platinum Triangle Master Land Use Plan (e.g., subdivision maps, grading permits, street improvement plans, final site plans, development agreement, financial mechanisms including but not limited to assessment districts, etc.).

2. **Property Owner/Developer –** Any owner or developer of real property within the boundaries of The Platinum Triangle Master Land Use Plan.

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. **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.
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				
1-1	Prior to approval of a Final Site Plan application	Prior to approval of a Final Site Plan application, where adjacent uses are deemed to be shadow sensitive (e.g., residential, recreational, 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				
2-1	Ongoing during grading and construction	Ongoing 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. <ul style="list-style-type: none"> a) The contractor shall ensure that all construction equipment is being properly serviced and maintained in accordance with the manufacturer's recommendations to reduce operational emissions. b) The contractor shall use Tier 3 or higher, as identified by the United States Environmental Protection Agency, off-road construction equipment with higher air pollutant emissions standards for equipment greater than 50 horsepower, based on manufacturer's availability. c) The contractor shall utilize existing power sources (e.g., power poles) or clean-fuel generators rather than temporary diesel-power generators, where feasible. 	South Coast Air Quality Management District; Public Works Department, Construction Services Division; Planning Department, Planning Services Division	
2-2	Ongoing during grading and construction	Ongoing during grading and construction, the property owner/developer shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM ₁₀ and PM _{2.5} emissions. 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: <ul style="list-style-type: none"> a) During all grading activities, the property owner/developer's construction contractor shall re-establish ground cover on the construction site through seeding and watering as quickly as possible to achieve a minimum control efficiency for PM₁₀ of 5 percent. b) During all grading activities, the property owner/developer's construction contractor shall apply chemical soil stabilizers Pave to on-site haul roads to achieve a control efficiency for PM₁₀ of 85 percent compared to travel on unpaved, untreated roads. 	South Coast Air Quality Management District; Public Works Department, Construction Services Division; Planning Department, Planning Services Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> c) The property owner/developer's construction contractor shall phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. d) The property owner/developer's construction contractor shall schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods. e) During all construction activities, the property owner/developer's construction contractor shall sweep streets with Rule 1186 compliant PM₁₀ efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. f) During active demolition and debris removal and grading, the property owner/developer's construction contractor shall suspend demolition and grading operations when wind speeds exceed 25 miles per hour to achieve an emissions control efficiency for PM₁₀ under worst-case wind conditions of 98 percent. g) During all construction activities, the property owner/developer's construction contractor shall maintain a minimum 12-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means to achieve a control efficiency for PM₁₀ of 91 percent. h) During all construction activities, the property owner/developer's construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site to achieve an emissions reduction control efficiency for PM₁₀ of 61 percent. i) During active demolition and debris removal, the property owner/developer's construction contractor shall apply water to disturbed soils at the end of each day to achieve an emission control efficiency for PM₁₀ of 10 percent. j) During scraper unloading and loading, the property owner/developer's construction contractor shall ensure that actively disturbed areas maintain a minimum soil moisture content of 12 percent by use of a moveable sprinkler system or water truck to achieve a control efficiency for PM₁₀ of 69 percent. k) During all construction activities, the property owner/developer's construction contractor shall limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour to achieve a control efficiency for PM₁₀ of 57 percent. 		

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
2-3	Prior to approval of each grading plan (for Import/Export Plan) and prior to issuance of demolition permits (for Demolition Plans),	Prior to 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 detailing construction and demolition (C&D) recycling and waste reduction measures to be implemented to recover C&D materials. These plans shall include identification of off-site locations for materials export from the project and options for disposal of excess material. These options may include recycling of materials on-site 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, Planning Services Division; Public Works Department, Traffic and Transportation Division	
2-4	Prior to issuance of each building permit	Prior to issuance 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 South Coast Air Quality Management District's regulations. This information shall be denoted on the project plans and specifications. Additionally, the property owner/developer's shall specify the use of high-volume/low-pressure spray equipment or hand application. Air-atomized spray techniques shall not be permitted. Plans shall also show that property owner/developers shall construct/build with materials that do not require painting, or use prepainted construction materials, to the extent feasible.	South Coast Air Quality Management District	
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,	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, NO _x , ROG, and PM ₁₀ emissions: <ul style="list-style-type: none"> • Traffic lane improvements and signalization as outlined in the Revised Platinum Triangle Expansion Project Draft Traffic Study Report, Parsons Brinckerhoff, August 2010 and Master Plan of Arterial Highways (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	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
2-6	Prior to issuance of building permits	<p>Prior to issuance of building permits, the property owner/architect shall submit energy calculations used to demonstrate compliance with the performance approach to the California Energy Efficiency Standards to the Building Division that shows each new structure exceeds the applicable Building and Energy Efficiency Standards by a minimum of 10 percent at the time of the building permit. Prior to issuance of a building permit, plans shall show the following:</p> <ul style="list-style-type: none"> a) Energy-efficient roofing systems, such as vegetated or "cool" roofs, that reduce roof temperatures significantly during the summer and; therefore, reduce the energy requirement for air conditioning. Examples of energy efficient building materials and suppliers can be found at the following website: http://eetd.lbl.gov/CoolRoofs/ or other similar websites. b) Cool pavement materials such as lighter-colored pavement materials, porous materials, or permeable or porous pavement, for all roadways and walkways not within the public right-of-way, to minimize the absorption of solar heat and subsequent transfer of heat to its surrounding environment. Examples of cool pavement materials are available at: http://www.epa.gov/heatisd/images/extra/level3_pavingproducts.html or other similar websites. c) Energy saving devices that achieve the existing 2008 Building and Energy Efficiency Standards, such as use of energy efficient appliances (e.g., EnergyStar® appliances) and use of sunlight-filtering window coatings or double-paned windows. d) Electrical vehicle charging stations for all commercial structures encompassing over 50,000 square-feet. e) Shady trees strategically located within close proximity to the building structure to reduce heat load and resulting energy usage at residential, commercial, and office buildings. 	Planning Department, Building Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
2-7	Prior to approval of Development Agreement	<p>Applicants for new residential developments in the Platinum Triangle Master Land Use Plan within 500 feet of Interstate 5 (I-5) or State Route 57 (SR-57) shall be required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 14 or better in the intake of residential ventilation systems. Installation of MERV 14 filters shall be shown on plans submitted for building permits. MERV 14 filters have a Particle Size Efficiency rating of 90 percent for particulates 1.0 micron to 3.0 microns in size and a Particle Size Efficiency rating of 75 to 85 percent for particles 0.3 to 1.0 micron in size. A MERV 14 filter creates more resistance to airflow because the filter media becomes denser as efficiency increases. Heating, air conditioning, and ventilation systems shall be installed with a fan unit designed to force air through the MERV 14 filter.</p> <p>To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the following shall occur:</p> <ol style="list-style-type: none"> a) Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from I-5/SR-57 for all affected units. b) For rental units within 500 feet of the I-5/SR-57, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates from I-5 or SR-57 when windows are open. c) For residential owned units within 500 feet of I-5/SR-57, the homeowner's association (HOA) shall incorporate requirements for long-term maintenance in the Covenant, Conditions, and Restrictions and inform homeowners of their responsibility to maintain the MERV 14 filter in accordance with the manufacturer's recommendations. The HOA shall inform homeowners of increased risk of exposure to diesel particulates from I-5/SR-57 when windows are open. 	<p>South Coast Air Quality Management District;</p> <p>Planning Department, Planning Services Division</p>	
2-8	Prior to approval of Development Agreement	<p>Based on the recommended buffer distances of the California Air Resources Board, applicants for new developments in the Platinum Triangle shall place residential structures and active outdoor recreational areas outside of the recommended buffer distances to the following stationary air pollutant sources:</p> <ul style="list-style-type: none"> • 1,000 feet from the truck bays with an existing distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week. 	<p>Planning Department, Planning Services Division</p>	

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		<ul style="list-style-type: none"> • 1,000 feet from an existing chrome plating facility. • 300 feet from a dry-cleaning facility using perchloroethylene using one machine and 500 feet from dry-cleaning facility using perchloroethylene using two machines. • 50 feet from gas pumps within a gas-dispensing facility and 300 feet from gas pumps within a gasoline-dispensing facility with a throughput of 3.6 million gallons per year or greater. 		
2-9	Prior to approval of Development Agreement	All outdoor active-use public recreational areas associated with development projects shall be located more than 500 feet from the nearest lane of traffic on Interstate 5 and State Route 57.	Planning Department, Planning Services Division; Public Works Department, Field Engineering Division	
2-10	Prior to approval of Development Agreement	<p>For projects located within 1,000 feet of an industrial facility that emits substantial odors, which includes but is not limited to:</p> <ul style="list-style-type: none"> • wastewater treatment plants • composting, greenwaste, or recycling facilities • fiberglass manufacturing facilities • painting/coating operations • coffee roasters • food processing facilities <p>Project Applicant shall submit an odor assessment to the Planning Director prior to approval of any future discretionary action that verifies that the South Coast Air Quality Management District (SCAQMD) has not received three or more verified odor complaints. If the Odor Assessment identifies that the facility has received three such complaints, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential odors to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better at all residential units.</p>	South Coast Air Quality Management District; Planning Department, Planning Services Division	

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Hydrology and Water Quality				
3-1	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 floodproofed to prevent damage to property or harm to people.	Public Works Department, Development Services Division	
3-2	At least 90 days prior to the initiation of grading activities	Prior to the initiation of grading activities, for projects greater than one acre, coverage for the project must be obtained by electronically submitting permit registration documents to the State or obtaining coverage via current general construction permit prescribed method by the property owner/developer pursuant to State and Federal National Pollution Discharge Elimination System (NPDES) requirements. As part of the NOI, a Surface Water Pollution Prevention Plan (SWPPP) shall be prepared. The property owner/developer shall also prepare and submit to the Development Services Division of the Public Works Department, a Water Quality Management Plan (WQMP) in accordance with the City's municipal NPDES requirements and Chapter 7 of the Orange County Drainage Area Management Plan. The WQMP must be approved prior to issuance of grading permit. 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 that address potential impacts to surface waters.	Public Works Department, Development Services Division	
Noise				
5-1	Prior to approval of street improvement plans for any project-related roadway widening	Prior to approval of street improvement plans for any project-related roadway widening, the City shall retain a qualified acoustic engineer to design project acoustical features that will limit traffic noise at noise sensitive uses to levels that are below the City's noise ordinance. These treatments shall be noted on the street improvement plans to the satisfaction of the Planning Department and may include, but are not limited to, the replacement of windows and doors at existing residences with acoustically rated windows and doors.	Planning Department, Building Division; Public Works Department, Development Services Division	
5-2	Prior to issuance of a building permit,	Prior to issuance of a building permit, 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, stationary sources (e.g., industrial, commercial, stadium, etc.), and railroad, to meet City interior noise standards as follows: a) The report shall demonstrate that the proposed residential design will result in compliance with the 45 dBA CNEL interior noise levels, as required by the California Building Code and California Noise Insulation Standards (Title 24	Planning Department, Building Division	

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		<p>and 25 of the California Code of Regulations).</p> <p>b) The report shall demonstrate that the Proposed Project residential design shall minimize nighttime awakening from stadium event noise and train horns such that interior single-event noise levels are below 81 dBA L_{max}.</p> <p>The property owner/developer shall submit the noise mitigation report to the Planning Director for review and approval. Upon approval by the City, the project acoustical design features shall be incorporated into construction of the Proposed Project.</p>		
5-3	Prior to the first final building and zoning inspection	Prior to the first final building and zoning inspection, the property owner/developer shall submit evidence to the satisfaction of the Planning Director that occupancy disclosure notices regarding potential for exterior noise levels to be elevated during a stadium event will be provided to all future tenants in the Stadium District.	Planning Department, Building Division	
5-4	Prior to the first final building and zoning inspection	Prior to the first final building and zoning inspection, the property owner/developer shall submit evidence to the satisfaction of the Planning Director that occupancy disclosure notices regarding potential for exterior noise levels to be elevated during sounding of train horns will be provided to all future tenants facing an at-grade crossing of the Orange County Line.	Planning Department, Building Division	
5-5	Prior to issuance of the first building permit	Prior to issuance of the first building permit, to reduce noise and vibration impacts from the impact pile driver, the construction contractor shall evaluate the feasibility of using auger cast piles or a similar system to drill holes to construct cast-in-place piles for a pile-supported transfer slab foundation system. This alternative construction method would reduce the duration necessary for use of the impact pile driver and/or eliminate the need to use pile drivers altogether. Proof of compliance with this measure shall be submitted to the Planning Department in the form of a letter from the construction contractor.	Planning Department, Building Division	
5-6	Prior to approval of any Final Site Plan	Prior to approval of any Final Site Plan, if new vibration-sensitive land uses are located in close proximity to the Orange County Line, the project applicant shall retain an acoustical engineer to conduct an acoustic analysis that includes a vibration analysis for potential impacts from vibration generated by operation of the rail line. If perceptible levels of vibration are detected, the acoustic analysis shall recommend site design features, such as setbacks and trenches, and/or required building improvements, such as harder building materials (e.g., steel framing vs. wood framing), to eliminate the potential for train operations to result in perceptible levels of vibration that cause human annoyance to future project residents. The site design features shall be identified on the Final Site Plan to the satisfaction of the Planning Director.	Planning Department, Building Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
5-7	Ongoing during grading, demolition, and construction	Ongoing 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 7:00 AM and after 7:00 PM, as governed by Chapter 6.7, Sound Pressure Levels, of the Anaheim Municipal Code. b) Limit the hours of operation of equipment that produces noise levels noticeably above general construction noise levels to the hours of 10:00 AM to 4:00 PM. c) All internal combustion engines on all of the construction equipment shall be properly outfitted with well maintained muffler systems 	Planning Department, Building Division; Public Works Department, Development Services Division	
5-8	Ongoing during construction activities	Ongoing during construction activities, the property owner/developer shall be responsible for requiring project contractors to properly maintain and tune all construction equipment to minimize noise emissions.	Planning Department, Building Division	
5-9	Ongoing during construction activities	Ongoing during construction activities, the property owner/developer shall be responsible for requiring project contractors to locate all stationary noise sources (e.g., generators, compressors, staging areas) as far from occupied noise-sensitive receptors as is feasible.	Planning Department, Building Division	
5-10	Ongoing during construction activities	Ongoing during construction activities, material delivery, soil haul trucks, and equipment servicing shall also be restricted to the hours set forth in the City of Anaheim Municipal Code, Section 6.70.	Planning Department, Building Division	
Public Services				
7-1	Prior to issuance of a Building Permit	Prior to issuance of a Building Permit, plans shall indicate that all buildings shall have fire sprinklers in accordance with the Anaheim Municipal Code. Said sprinklers shall be installed by the property owner/developer prior to each final Building and Zoning inspection.	Fire Department	
7-2	Prior to issuance of a Building Permit	Prior to issuance of a Building Permit, the property owner/developer shall pay the Public Safety Impact Fee, as amended from time to time, for fire facilities and equipment impact fees identified in Anaheim Municipal Code Chapter 17.36.	Fire Department	
7-3	Prior to the approval of a Final Site Plan	Prior to the approval of a Final Site Plan, 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 implementation of Ordinance 6016 and 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).	Police Department	

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		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.		
7-4	Prior to the issuance of each Building Permit for a parking structure	Prior to the issuance of each Building Permit for a parking structure , 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 approved by the Anaheim Police Department. Said measures shall be implemented prior to final Building and Zoning inspections.	Police Department	
7-5	Prior to the approval of a Final Site Plan	Prior to the approval of a Final Site Plan, 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 review and approval of the Anaheim Police Department.	Police Department	
7-6	Ongoing during project operation	Ongoing during project operation, if the Anaheim Police Department of 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	
7-7	Prior to the issuance of each building permit	Prior to the issuance of each building permit, the property owner/developer shall pay the Public Safety Impact Fee, as amended from time to time, for police facilities and equipment impact fees identified in Anaheim Municipal Code Chapter 17.36.	Police Department	
7-8	Ongoing	Ongoing, the City of Anaheim will work cooperatively with school districts to identify opportunities for school facilities in the Platinum Triangle.	Community Development Department, Redevelopment Services; Planning Department; Planning Services Division	
7-9	Prior to the issuance of each building permit	Prior to the issuance of each building permit, the property owner/developer shall pay the school impact fees as adopted by the Board of Trustees of the Anaheim Union High School District and Anaheim City School District in compliance with Senate Bill 50 (Government Code [GC] Section 65995 [b][3] as amended).	Community Development Department, Redevelopment Services; Planning Department, Planning Services Division	

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7-10	Prior to approval of the first Development Agreement with residential units	Prior to approval of the first Development Agreement with residential units within the Platinum Triangle following certification of SEIR No. 339, an update to the library facilities fee program included in the Standardized Development Agreement shall be submitted to the City Council for review and consideration to reflect the Proposed Project intensities.	Community Development Department, Redevelopment Services; Planning Department Planning Services Division	
Recreation				
8-1	Ongoing during project implementation	Ongoing during project implementation, the City shall continue to seek property acquisition opportunities for parkland in and adjacent to the project area.	Community Development Department, Redevelopment Services; Community Services Department, Parks Division	
8-2	Ongoing during project implementation	Ongoing during project implementation, the City shall continue to work with developers to seek alternative means of providing recreational amenities.	Community Development Department, Redevelopment Services; Community Services Department, Parks Division	
8-3	Ongoing during project implementation	Ongoing during project implementation, the City shall continue fostering partnerships with other public entities and private organizations to seek alternative means of providing various types of recreational opportunities.	Community Development Department, Redevelopment Services; Community Services Department, Parks Division	

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<i>Transportation and Traffic</i>				
9-1	Prior to the first final building and zoning inspection for each building with commercial, office, and/or institutional uses	<p>Prior to the first final building and zoning inspection for each building with commercial, office, and/or institutional uses, the property owners/developer shall record a covenant on the property requiring that ongoing during project implementation, the property owner/developer shall implement and administer a comprehensive Transportation Demand Management (TDM) program for all employees. The form of the covenant shall be approved by the City Attorney's Office. 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. 	Public Works Department, Traffic and Transportation Division	
9-2	Prior to the first Final Building and Zoning inspection for each building with commercial, office, or institutional uses	<p>Prior to the first Final Building and Zoning inspection for each building with commercial, office, or institutional uses, the property owner/developer shall provide to the City of Anaheim Public Works Department for review and approval a menu of TDM program strategies and elements for both existing and future employees' commute options, to include, but not be limited to, the list below. The property owner/developer shall also record a covenant on the property requiring that the approved TDM strategies and elements be implemented ongoing during project operation. The form of the covenant shall be approved by the City Attorney's Office prior to recordation.</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 	Public Works Department, Traffic and Transportation Division	

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		<p>employees to travel to work by means other than the automobile.</p> <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 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 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, 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 		

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		<p>commute trips.</p> <p>Every property owner and/or lessee shall designate an on-site contact who will be responsible for coordinating with the ATN and implementing all trip mitigation measures. The on-site coordinator shall be the one point of contact representing the project with the ATN. The TDM requirements shall be included in the lease or other agreement with all of the project participants.</p>		
9-3	Prior to the first final building and zoning inspection	Prior to the first final building and zoning inspection, for each building with office and/or commercial uses, 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 on-going operation of the project. The property owner/developer shall also record a covenant on the property that requires participation in the program ongoing during project operation. The form of the covenant shall be approved by the City Attorney's Office prior to recordation.	Public Works Department, Traffic and Transportation Division;	
9-4	Prior to issuance of the first building permit	Prior to issuance of the first building permit for each building, the property owner/developer shall pay the appropriate Traffic Signal Assessment Fees, Traffic Impact and Improvement Fees, and Platinum Triangle Impact Fees 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;	
9-5	Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first,	Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first, 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 adjacent to their property as shown in the Circulation Element of the Anaheim General Plan and consistent with the adopted Platinum Triangle Master Land Use Plan.	Public Works Department, Development Services;	
9-6	Prior to approval of a Development Agreement for	Prior to approval of a Development Agreement for any project 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, property owner/developers shall prepare traffic improvement phasing analyses to identify when the improvements identified in the Revised Platinum Triangle Expansion Project Draft Traffic Study Report, Parson Brinckerhoff, August 2010 (Appendix F of this SEIR) shall be designed and constructed. The Development Agreement Conditions of Approval shall require the property owner/developer to implement traffic improvements as identified in the project traffic study to maintain satisfactory levels of service as defined by the City's General Plan, based on thresholds of significance, performance standards and	Public Works Department, Traffic and Transportation Division	

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		<p>methodologies utilized in SEIR No. 339, Orange County Congestion Management Program and established in City of Anaheim Traffic Study Guidelines. The improvement phasing analyses will specify the timing, funding, construction and fair share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the City of Anaheim and surrounding jurisdictions. The Development Agreement Conditions of Approval shall require the property owner/developer to construct, bond for or enter into a funding agreement for necessary circulation system improvements, as determined by the City Traffic and Transportation Manager, unless alternative funding sources have been identified.</p>		
9-7	<p>Prior to approval of a Development Agreement (in conjunction with the preparation of any traffic improvement phasing analysis as required in Mitigation Measure 9-6.)</p>	<p>In conjunction with the preparation of any traffic improvement phasing analyses as required in Mitigation Measure 9-6, property owners/developers will analyze to determine when the intersection improvements shall be constructed, subject to the conditions identified in Mitigation Measure 9-6.</p> <p>The improvement phasing analyses will specify the timing, funding, construction and fair-share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the City of Anaheim and surrounding jurisdictions. At minimum, fair-share calculations shall include intersection improvements, rights-of-way, and construction costs, unless alternative funding sources have been identified to help pay for the improvement.</p> <p>The Development Agreement Conditions of Approval shall require the property owner/developer to construct, bond for or enter into a funding agreement for necessary circulation system improvements, as determined by the City Traffic and Transportation Manager, unless alternative funding sources have been identified.</p>	<p>Public Works Department, Traffic and Transportation Division</p>	
9-8	<p>Prior to approval of a Development Agreement (in conjunction with the preparation of any traffic improvement phasing analysis as required in Mitigation Measure 9-6.)</p>	<p>In conjunction with the preparation of any traffic improvement phasing analyses as required in Mitigation Measure 9-6, the following actions shall be taken in cooperation with the City of Orange:</p> <ul style="list-style-type: none"> a) The traffic improvement phasing analysis shall identify any impacts created by the project on facilities within the City of Orange. The fair-share percentage responsibility for mitigating these impacts shall be calculated in this analysis. b) The City of Anaheim shall estimate the cost of the project's fair-share responsibility in cooperation with the City of Orange. c) The Proposed Project shall pay the City of Anaheim the fair-share cost prior to issuance of a building permit. The City of Anaheim shall hold the amount received in trust, and then, once a mutually agreed upon joint program is executed by both cities, the City of Anaheim shall allocate the fair-share 	<p>Public Works Department, Traffic and Transportation Division</p>	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<p>contribution to traffic mitigation programs that result in improved traffic flow at the impacted locations, via an agreement mutually acceptable to both cities.</p> <p>d) The City shall work with the City of Orange to amend the JCFA to ensure the fair share fees collected to mitigate arterial and intersection impacts in the City of Orange are mitigated to the extent feasible.</p>		
9-9	Prior to approval of a Development Agreement (in conjunction with the preparation of any traffic improvement phasing analysis as required in Mitigation Measure 9-6.)	<p>In conjunction with the preparation of any traffic improvement phasing analyses as required in Mitigation Measure 9-6, and assuming that a regional transportation agency has not already programmed and funded the warranted improvements to the impacted freeway mainline or freeway ramp locations, property owners/developers and the City will take the following actions in cooperation with Caltrans:</p> <p>a) The traffic study will identify the Project's proportionate impact on the specific freeway mainline and/or freeway ramp locations and its fair share percentage responsibility for mitigating these impacts based on thresholds of significance, performance standards and methodologies utilized in SEIR No. 339 and established in the Orange County Congestion Management Program and City of Anaheim Traffic Study Guidelines.</p> <p>b) The City shall estimate the cost of the project's fair-share responsibility in cooperation with Caltrans.</p>	Public Works Department, Traffic and Transportation Division	
9-10	Prior to the approval of the final subdivision map or issuance of a Building Permit, whichever occurs first	Prior to the approval of the final subdivision map or issuance of a Building Permit, whichever occurs first, the property owner/developer shall pay the identified fair-share responsibility as determined by the City as set forth in Mitigation Measure 9-9. The City shall allocate the property owners/developers fair-share contribution to traffic mitigation programs that result in improved traffic flow on the impacted mainline and ramp locations, via an agreement mutually acceptable to Caltrans and the City.	Public Works Department, Traffic and Transportation Division	
9-11	Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first	Prior to approval of the first final subdivision map or issuance of the first building permit, whichever occurs first, 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 adjacent to their property as shown in the Circulation Element of the Anaheim General Plan and consistent with the adopted Platinum Triangle Master Land Use Plan, regardless of the level of impacts generated by the project.	Public Works Department, Development Services Division	

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9-12	Subsequent to the certification of the FEIR, and prior to the approval of the first Development Agreement	Subsequent to the certification of the FEIR, and prior to the approval of the first Development Agreement, if the costs of the identified improvements in this traffic study cannot be covered by the total funding allocation under the existing Community Facilities District (CFD), an update to the CFD or an update to the City's traffic impact fee program or other fee programs shall be developed by the City of Anaheim to ensure completion of the recommended improvements. Any updated CFD or City traffic fee program shall include the costs of implementing identified intersection and/or arterial improvements in the City of Orange.	Public Works Department, Traffic and Transportation Division;	
9-13	Prior to the first final building and zoning inspection	<p>Prior to the first final building and zoning inspection, for each building with office and/or commercial uses, the property owner/developer shall submit proof to the Public Works, Transit Planning Division that the property owner/developer has entered into an agreement with the Anaheim Transportation Network (ATN) for the provision of a transit shuttle service between the project, the existing Metrolink Station and future Anaheim Regional Transportation Intermodal Center (ARTIC) as well as major activity centers in between. The agreement shall be recorded in the Official Records of the Office of the County Recorder, Orange County, California. The form of the agreement shall be approved by the City Attorney's Office prior to recordation. The agreement shall provide for the following:</p> <ul style="list-style-type: none"> a) A shuttle route plan, approved by the Public Works Department, Transit Planning Division and ATN, shall be attached and incorporated into the agreement. The plan shall include co-location of stops with Orange County Transportation Authority bus stop locations and other properties in the Platinum Triangle where feasible and determined appropriate by the Public Works Transit Planning Division and ATN. The property owner/developer shall pay all costs associated with the preparation of the shuttle route plan. b) The property owner/developer shall provide the full cost associated with providing the shuttle, including, but not limited to, purchasing the shuttle vehicle and all costs associated with operating and marketing the shuttle route. c) The agreement shall provide a mechanism for the property owner/developer to request fair share participation from other major activity centers to be served by this shuttle route. The mechanism shall be subject to the approval of the ATN. d) The agreement shall set forth a schedule for commencement of operation of the shuttle service. e) The agreement shall provide that the property owner/developer's obligations to 	Public Works Department, Traffic and Transportation Division; City Attorney's Office	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<p>fund the shuttle service may be cancelled only upon prior written approval from the Public Works Department, Transit Planning Division's once a new transit service has taken its place.</p> <p>f) That to the extent permitted by law the terms of this agreement shall constitute covenants which shall run with the property for the benefit thereof, and the benefits of this agreement shall bind and inure to the benefit of the parties and all successors in interest to the parties hereto.</p>		
9-14	In conjunction with the preparation of any traffic improvement phasing analyses as required in Mitigation Measure 9-6	In conjunction with the preparation of any traffic improvement phasing analyses as required in Mitigation Measure 9-6, property owners/developers will analyze to determine when the intersection improvements identified under Impact 5.9-4 shall be constructed, subject to the conditions identified in Mitigation Measure 9-6.	Public Works Department, Traffic and Transportation Division	
9-15	Prior to the approval of a Final Site Plan	Prior to the approval of a Final Site Plan, the property owner/developer shall meet with the Traffic and Transportation Manager to determine whether a bus stop(s) is required to be placed adjacent to the property. If a bus stop(s) is required, it shall be placed in a location that least impacts traffic flow and may be designed as a bus turnout or a far side bus stop as required by the Traffic and Transportation Manager and per the approval of the Orange County Transportation Authority (OCTA).	Public Works Department, Traffic and Transportation Division; Orange County Transportation Authority (OCTA)	
Utilities and Service Systems				
10-1	Prior to approval of a final subdivision map or issuance of a grading or building permit for each development project, 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 sewer facilities, as identified in the latest updated sewer study for the Platinum Triangle. If the project will increase sewer flows beyond 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. Prior to approval of a final subdivision map or issuance of a grading or building permit for each development project, whichever occurs first, 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 latest updated sewer study for the Platinum Triangle. 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, Development Services Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
10-2	Prior to the approval and ongoing during construction of any street improvement plans	Prior to the approval and ongoing during construction of any street improvement plans within the Platinum Triangle, which encompass area(s) where Orange County Sanitation District (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, Development Services Division	
10-3	Prior to approval of a final subdivision map or issuance of a grading or building permit for each development project, whichever occurs first	Prior to approval of a final subdivision map or issuance of a grading or building permit for each development project, whichever occurs first, the property owner/developer shall contact Orange County Sanitation District (OCSD) regarding sewer capacity. Additionally, if requested by the OCSD, the property owner/developer shall place up to three flow monitoring devices for up to a month to verify capacity and ensure consistency with the OCSD's modeling results.	Public Works Department, Development Services Division	
10-4	Prior to approval of sanitary sewer connections for each development project	Prior to approval of sanitary sewer connections for each development project, the property owner/developer shall be required to install the sanitary sewer facilities, as required by the City Engineer, to prevent the sewer spill for below-grade structures of the proposed development based upon the latest updated sewer study for the Platinum Triangle. Where requested by the City Engineer, sewer improvements shall be constructed with larger than recommended diameter to maintain the surcharge levels within the pipe and the invert elevation of sewer laterals shall be located above the hydraulic grade line elevation of the surcharge levels when they are above the pipe crown.	Public Works Department, Development Services Division	
10-5	Prior to the approval and ongoing during construction of any street improvement plans within the Platinum Triangle	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 shall coordinate with OCSD to ensure that backflow prevention devices are installed by OCSD at the lateral connections to prevent surcharge flow from entering private properties.	Public Works Department, Streets and Sanitation Division; Orange County Sanitation District (OCSD)	
10-6	Prior to final design approval	Prior to final design approval, additional analysis shall be performed and provided for each individual project using flow, wet-weather data, and other information specific for that project in order to obtain more accurate results of the surcharge levels for final design.	Public Works Department, Streets and Sanitation Division	
10-7	Prior to issuance of a building permit and in conjunction with submittal of landscape and building plans	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 Model Water Efficient Landscape Ordinance (AB 1881). Among the measures to be implemented with the project are the following: <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 	Public Utilities Department, Resource Efficiency Division; Public Works Department Development Services Division	

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		<p>down of exterior areas;</p> <ul style="list-style-type: none"> • 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 recirculation 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>		
10-8	Prior to the 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 Division	
10-9	Prior to the issuance of the first building permit or grading permit	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;	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
10-10	Prior to the issuance of the first building permit or grading permit following certification of SEIR No. 339, whichever occurs first	Prior to the issuance of the first building permit or grading permit following certification of SEIR No. 339, whichever occurs first, the property owner/developer shall comply with Rule 15D of the Water Utilities Rates, Rules, and Regulations.	Public Utilities Department, Water Engineering Division;	
10-11	Ongoing	Ongoing, the City shall continue to collaborate with the Metropolitan Water District of Southern California, its member agencies, and Orange County Water District to ensure that available water supplies meet anticipated demand. If it is forecast that water demand exceeds available supplies, the staff shall recommend to City Council to City shall trigger application of the Water Conservation Ordinance, Municipal Code Section 10.18, as prescribed, to require mandatory conservation measures as authorized by Section 10.18.070 through 10.18.090, as appropriate.	Public Utilities Department, Water Engineering Division	
10-12	Prior to issuance of a building permit	Prior to issuance of a building permit, submitted landscape plans for all residential, office and commercial landscaping shall demonstrate the use of drought tolerant plant materials pursuant to the publication entitled "Water Use Efficiency of Landscape Species" by the U.C. Cooperative Extension, August 2000.	Public Utilities Department, Resource Efficiency Division	
10-13	Prior to issuance of a building permit or grading permit, whichever occurs first	Prior to issuance of a building permit or grading permit, whichever occurs first, the property owner/developer shall indicate on plans water efficient design features including, but not limited to (as applicable to the type of development at issue) waterless water heaters, waterless urinals, automatic on and off water faucets, and water efficient appliances.	Public Utilities Department, Resource Efficiency Division	
10-14	Prior to issuance of a building permit or grading permit, whichever occurs first	Prior to issuance of a building permit or grading permit, whichever occurs first, the property owner/developer shall indicate on plans installation of a separate irrigation lines and use recycled water when it becomes available. All irrigation systems shall be designed so that they will function properly with recycled water.	Public Utilities Department, Water Engineering Division	
10-15	Prior to approval of a project that exceeds the statutory thresholds set forth in SB 610 and SB 221	Prior to approval of a project that exceeds the statutory thresholds set forth in SB 610 and SB 221, the applicant shall demonstrate to the City that adequate water supply exists to serve the Proposed Project. If it cannot be demonstrated that adequate water exists to serve the specific project, the project shall not be approved.	Public Utilities Department, Water Engineering Division	
10-16	Prior to issuance of the first building permit or grading permit following certification of SEIR No. 339, whichever occurs first	Prior to issuance of the first building permit or grading permit following certification of SEIR No. 339, whichever occurs first, Drawing Nos. W-2523 and W-2524 of Water Rule 15-D shall be revised, updated and amended to include a new 3,000 gallon per minute water well, revised facilities costs and the total Gross Floor Building Area of the Projected Total Development of SEIR No. 339.	Public Utilities Department, Water Engineering Division	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
10-17	Prior to approval of a final subdivision map or issuance of a grading or building permit, whichever occurs first	<p>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 Master Plan of Storm Drainage for East Garden Grove Wintersburg Channel Tributary Area. If the project will increase stormwater 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 of the Master Plan of Storm Drainage for East Garden Grove Wintersburg Channel Tributary Area, 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.</p>	Public Works Department, Development Services Division	
10-18	Prior to the final building and zoning inspections of each development	<p>Prior to the final building and zoning inspections of each development, 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. • Participating in the City of Anaheim's "Recycle Anaheim" program or other substitute program as may be developed by the City or governing agency. • 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 	Public Works Department, Streets and Sanitation Division	

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		<p>encourage recycling for all businesses, employees, and patrons where feasible.</p> <ul style="list-style-type: none"> • Prohibiting curbside pick-up. • Ensuring hazardous materials disposal complies with federal, state, and city regulations. 		
10-19	Ongoing during project operations	<p>Ongoing during project operations, 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, Streets and Sanitation Division	
10-20	Prior to the approval of each grading plan (for import/export plan) and prior to issuance of demolition permits (for demolition plans)	<p>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 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>	<p>Public Works Department, Streets and Sanitation Division</p> <p>Public Works Department, Traffic Engineering Division</p>	
10-21	Prior to the issuance of each building permit	<p>Prior to the issuance of each building permit, the property owner/developer shall submit plans showing that each structure will exceed the State Energy Efficiency Standards for Nonresidential Buildings (Title 24, Part 6, Article 2, California Code of Regulations) by a minimum of 10 percent and will consult with the City of Anaheim Public Utilities Department Business and Community Programs Division. This consultation shall take place during project design in order to review Title 24 measures that are incorporated into the project design energy efficient practices and allow potential system alternatives such as thermal energy storage air-conditioning, lighting, and building envelope options. Plans submitted for building permits shall show the proposed energy efficiencies and systems alternatives.</p>	Public Utilities Department, Business and Community Programs Division	
10-22	Prior to the issuance of each	<p>Prior to the issuance of each building permit, the property owner/developer shall indicate on plans energy-saving practices that will be implemented with the project in compliance</p>	Public Utilities Department,	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
	building permit	<p>with Title 24, 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. • Use of cold cathode fluorescent lamps. • Use of EnergyStar[®] exit lighting or exit signage. • Use of T-8 lamps and electronic ballasts where applications of standard fluorescent fixtures are identified. • Use of lighting power controllers in association with metal-halide or high-pressure sodium (high intensity discharge) lamps for outdoor lighting and parking lots. • Consideration of thermal energy storage air conditioning for spaces or facilities that may require air-conditioning during summer, day-peak periods. • Consideration for participation in Advantage Services Programs such as: <ul style="list-style-type: none"> ○ New construction design review, in which the City cost-shares engineering for up to \$15,000 for design of energy efficient buildings and systems. ○ New Construction – Cash incentives \$400 per kW or \$0.15 per kWh saved for each measure and up to \$200,000 per facility for efficiency that exceed Title 24 requirements.. ○ Green Building Program – Offers accelerated plan approval, financial incentives, waived plan check fees and free technical assistance. • Use of high efficiency toilets (1.28 gallons per flush [gpf] or less). 	Business and Community Programs Division	

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		<ul style="list-style-type: none"> • Use of zero to low water use urinals (0.0 gpf to 0.25 gpf). • Use of weather-based irrigation controllers for outdoor irrigation. • Use of draught-tolerant and native plants in outdoor landscaping. 		
10-23	Prior to issuance of each building permit or grading permit, whichever occurs first	<p>Prior to issuance of each building permit or grading permit, whichever occurs first, the property owner/developer shall install their portion of the underground electrical service from the Public Utilities Distribution System as determined by the City of Anaheim Public Utilities Department. The Underground Service will be installed in accordance with the Electric Rules, Rates, Regulations and Electrical Specifications of Underground Systems. Electrical service fees and other applicable fees will be assessed in accordance with the Electric Rules, Rates, Regulations or another financial mechanism approved by the City. The underground electrical service will consist of the following improvements to the current electric facilities:</p> <ul style="list-style-type: none"> • Relocate Southern California Edison transmission line underground on Katella Avenue from west of the Union Pacific Railroad to Lewis Street (850 feet). • Relocate Southern California Edison communication line underground on Katella Avenue from Lewis Street to east of State College Boulevard (2,400 feet). • A new distribution duct bank on Katella Avenue from Lewis Street to 700 feet west of State College Boulevard (2,400 feet). • Relocate distribution circuits underground on Katella Avenue from Lewis Street to 700 feet west of State College Boulevard (2,400 feet). • A new distribution duct bank on Orangewood Avenue from Anaheim Way to State College Boulevard (1,500 feet). • Relocation a distribution circuit underground on Orangewood Avenue from State College Boulevard to west of the Santa Ana River (1,600 feet). • A new distribution duct bank on Gene Autry Way from I-5 to State College Boulevard (2,500 feet). • A new distribution duct bank on Anaheim Way from 700 feet north of Katella Avenue to Orangewood Avenue (3,400 feet). • A new distribution duct bank on Lewis Street from Katella Avenue to Gene Autry Way (950 feet). • Relocate a distribution circuit underground on Douglas Street from Katella Avenue to Cerritos Avenue (1,000 feet). 	Public Utilities Department, Electrical Engineering Division;	

Measure No.	Timing	Measure	Responsible for Monitoring	Completion
10-24	Prior to the issuance of each building permit	Prior to the issuance of each building permit, the property owner/developer shall submit plans for review and approval which shall ensure that buildings exceed the State Energy Efficiency Standards for Nonresidential buildings (Title 24, Part 6, Article 2, California Administrative Code) by a minimum of 10 percent.	Public Utilities Department, Business and Community Programs Division	
10-25	Prior to issuance of each building permit or grading permit, whichever occurs first	<p>Prior to issuance of each building permit or grading permit, whichever occurs first, the property owner/developer shall install their portion of the underground electrical service from the Public Utilities Distribution System as determined by the City of Anaheim Public Utilities Department. The Underground Service will be installed in accordance with the Electric Rules, Rates, Regulations and Electrical Specifications of Underground Systems. Electrical service fees and other applicable fees will be assessed in accordance with the Electric Rules, Rates, Regulations or another financial mechanism approved by the City. The underground electrical service will consist of the following improvements to the current electric facilities:</p> <ul style="list-style-type: none"> • Two new distribution duct banks on Katella Avenue from Anaheim Way to Lewis Street (800 feet). • A new distribution duct bank on Katella Avenue from Douglas Road to Howell Avenue (2,000 feet). • A new distribution duct bank on State College Boulevard from Cerritos Avenue to Katella Avenue (2,600 feet). • A new distribution duct bank on Orangewood Avenue from I-5 to the Santa Ana River (4,800 feet). • A new distribution duct bank on Gene Autry Way from Haster Street to the east side of I-5 (2,500 feet). • A new distribution duct bank on Gene Autry Way from I-5 to State College Boulevard (2,500 feet). • A new transmission duct bank on Anaheim Way from 700 feet north of Katella Avenue to Orangewood Avenue (3,400 feet). • A new transmission duct bank on Lewis Street and Santa Cruz Street from Katella Avenue to Orangewood Avenue (3,000 feet). • A new distribution duct bank on the east side of the Angel Stadium parking lot from Orangewood Avenue to the SR-57 (2,000 feet). • A new distribution duct bank on Douglas Road from SR-57 to Cerritos Avenue (4,000 feet). 	Public Utilities Department, Electrical Engineering Division;	

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10-26	Prior to issuance of each building permit or grading permit	Prior to issuance of each building permit or grading permit, the property owner/developer shall provide an electrical load analysis to the City of Anaheim Public Utilities Department (APUD). The analysis shall include a load schedule and maximum electrical coincident demand. Should the property owner/developer's load analysis result in a contributed load forecasted to exceed 20 MVA above the existing 40 MVA capacity of the electrical system currently serving the Platinum Triangle area, the APUD will initiate construction of a new electrical substation within the Platinum Triangle project area. Electrical service fees and other applicable fees for the electrical substation will be assessed in accordance with the Electric Rules, Rates, Regulations or another financial mechanism approved by the City.	Public Utilities Department, Electrical Engineering Division;	
10-27	Ongoing	The City shall coordinate all future street and infrastructure improvements within the Platinum Triangle with other service providers, including Southern California Gas Company and the Orange County Sanitation District so that required infrastructure upgrades maybe constructed concurrently.	Public Utilities Department, Electrical Engineering Division; Southern California Gas Company; Orange County Sanitation District (OCSD)	
Greenhouse Gas Emissions				
11-1	<i>Implementation timing is identified for each individual mitigation measure.</i>	<i>Mitigation measures for greenhouse gas emissions are comprised of mitigation measures used for other environmental topical sections of this EIR and are listed above. These mitigation measures, specified on Table 1-1 in the Executive Summary of the Draft SEIR, would reduce GHG emissions associated with the project and are consistent with the California Attorney General's mitigation measures for energy efficiency, renewable energy and storage, water conservation and efficiency, solid waste, land use, transportation and motor vehicle, and agriculture and forestry measures. There are no additional mitigation measures identified for the reduction of greenhouse gas emissions impacts.</i>	<i>Responsible parties are identified for each individual mitigation measure.</i>	