

Updated Mitigation Monitoring Program for the One Broadway Plaza Project

Table 1

Mitigation Measure	Implementation Schedule	Responsible Department
Aesthetics		
AS-1 The project proponent will ensure that all outdoor lighting and fixtures, including lighting for construction, are shielded or designed and located to minimize nighttime light spillage onto adjacent uses. Outdoor fixtures will be designed to generate less than 0.25-foot candle power of light where possible, and will direct lighting towards the interior of the project site.	During final design, construction and operations.	Executive Director of the PWA/PBA or his/her designee.
Agriculture and Forestry Resources		
No mitigation measures.	--	--
Air Quality		
AQ-1 Use low-emission mobile construction equipment where feasible.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-2 Water site and clean equipment morning and evening to comply with AQMD Fugitive Dust Measures BCM-03 and BCM-06. As part of the conditions of grading permit approval, the project shall water the construction site and unpaved haul roads (with use of reclaimed water or chemical soil binder, where feasible) twice daily.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-3 Wash off trucks leaving the site to comply with AQMD Fugitive Dust Measure BCM-01. As part of the conditions of grading permit approval, project construction contractors shall wheel wash construction equipment and cover dirt in trucks during on-road hauling. Haul trucks leaving the site shall also have a minimum freeboard distance of 12", or cover payloads.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-4 Sweep streets if silt is carried over to adjacent public thoroughfares.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-5 Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.

AQ-6	Suspend grading operations during first and second stage smog alerts.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-7	Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-8	Maintain construction equipment engines by keeping them tuned.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-9	Where feasible use low sulfur fuel for stationary construction equipment.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-10	Where feasible utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-11	Provide on-site power sources during the early stages of the project.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-12	Where feasible use low emission on-site stationary equipment (e.g. clean fuels).	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-13	Spread soil binders on site, unpaved roads and parking areas.	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-14	Apply chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas which remain inactive for 96 hours).	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-15	Reestablish groundcovers on construction site through seeding and watering of the site that will not be disturbed for lengthy periods (such as two months or more).	During all site preparation, grading and construction.	Executive Director of the PWA/PBA or his/her designee.
AQ-16	Schedule truck deliveries and pickups during off-peak hour.	During operations.	Executive Director of the PWA/PBA or his/her designee.

AQ-17 Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-18 Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-19 Provide on-site services.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-20 Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-21 Install energy efficient street and parking lot lighting.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-22 Comply with the AQMP Miscellaneous Sources PRC-03 to reduce emissions of restaurant operations. Introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units. Also, incorporate appropriate passive solar design and solar heaters. This measure is intended to reduce VOC and PM10 emissions.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-23 Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-24 Provide local shuttle and transit shelters and ridematching services to comply with Advanced Transportation Technology ATT-02.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-25 Ensure efficient parking management.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-26 Provide preferential parking to high occupancy vehicles and shuttle services. Also, designate additional car pool or vanpool parking.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-27 Employers should provide variable work hours and telecommuting to employees to comply with Advanced Transportation Technology ATT-01.	During operations.	Executive Director of the PWA/PBA or his/her designee.

			PWA/PBA or his/her designee.
AQ-28	Provide dedicated parking spaces with electrical outlets for electrical vehicles.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-29	Employers should provide ridematching, guaranteed ride home, or car pool or vanpool to employees as a part of the TDM program and to comply with the AQMP Transportation Improvements TCM-01 measure.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-30	Employers should provide compensation, prizes or awards to ridesharers.	During operations.	Executive Director of the PWA/PBA or his/her designee.
AQ-31	The City should synchronize traffic signals in the vicinity of the project site.	During operations.	Executive Director of the PWA or his/her designee.
AQ-32	Introduce window glazing, wall insulation, and efficient ventilation methods.	During operations.	Executive Director of the PBA or his/her designee.
Biological Resources			
Cultural Resources			
	No mitigation measures.	--	--
CR-1	Relocation of Historic Resources at 1007-1009 North Broadway (Yale Apartments). The historical resources proposed for demolition as part of the proposed One Broadway Plaza project should be made available for relocation as follows: A. The availability of the Yale Apartments for relocation shall be noticed by posting a sign at a location which is visible from the public right-of-way and by advertising in at least one newspaper with a local circulation. These forms of notification shall persist at least 14 days; B. The buildings shall be made available free of charge for at least 60 days; C. Plans for the relocation of the buildings shall be submitted to and evaluated by the City Council; D. If the City of Santa Ana Planning Commission approves the relocation plan, the applicant has 30 days to remove the building(s) from the project site. If the building(s) are not removed at the end of the 30 days, they may be	Prior to demolition.	Executive Director of the PWA/PBA or his/her designee.

<p>demolished after they have been documented, as required in measure CR-2; and</p> <p>E. The length of this process shall endure for no more than 240 days from the date a demolition application is submitted.</p>	<p>Prior to demolition.</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>
<p>CR-2 Recordation of Historic Resources for 1007-1009 North Broadway (Yale Apartments).</p> <p>Although the demolition of an historical resource cannot be mitigated to below a level of significance, the following actions are important for documenting their loss for posterity. In the event the Yale Apartments are not relocated, they shall be documented, prior to the issuance of a demolition permit, in a report consistent with Historic American Buildings Survey (HABS) standards. That report shall document the significance and physical condition of the buildings proposed for demolition, both historic and current, photographs, written data and text. The report and historic survey must be completed by a person technically trained in the HABS methods. This documentation shall include:</p> <ul style="list-style-type: none"> A. A brief written historic and descriptive report in narrative format, including an architectural data form; B. A site plan on 8" x 11" paper showing the location of the building. This site plan shall include a photo-key. The site plan will include appropriate measurements; C. A sketch floor plan on 8" x 11" paper shall accompany each architectural data form; D. Large format (4" x 5" or larger negative size) photographs in accordance with the HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features and interior views of significant historical architectural features or spaces (if any). All photographs will be black and white, will include captions and will be listed in a separate index; E. Field photographs (35mm) based on the HABS guidelines. Views as detailed in large format photographs. All photographs will be black and white, will include captions and will be listed in a separate index; 		

<p>F. The report shall include copies or prints of any available original plans and historic photographs;</p> <p>G. Archival stable reproductions of any available significant historic construction drawings and photographs; and</p> <p>H. Archival copies of the documentation shall be submitted to the City of Santa Ana.</p> <p>I. In addition to the documentation identified above, the documentation shall include:</p> <ul style="list-style-type: none"> • Elevations of all sides of the buildings on minimum 19" x 24" mylar and waterproof ink, copied and reduced to 8.5" x 11" on archival bond. • Floor plan with measurements. • Site plan should also include measurements. <p>Photographs must include a separate index and captions and photos should be black and white.</p> <p>J. All survey information must be performed by a person technically trained in HABS methods.</p>		
<p>CR-3 Rehabilitation for National and California Register Eligible Resources at 1103 North Broadway (McNeill-Basler House).</p> <p>The One Broadway Plaza project proposes the rehabilitation of the McNeill-Basler House conform to the Secretary of the Interior's Standards for Rehabilitation (United States Department of the Interior, National Park Service 1995). The rehabilitation is for use as a commercial space. Any rehabilitation must conform with the Secretary of the Interior's Standards for Rehabilitation (United States Department of the Interior National Park Service 1995).</p> <p>The following actions ensure compliance with the required Standards of Rehabilitation for proposed modifications to the structures at 1103 North Broadway:</p> <p>A. The rehabilitation of the structure at 1103 North Broadway shall conform with the Secretary of the Interior's Standards for Rehabilitation (United States Department of the Interior, National Park Service 1995);</p>	<p>Executive Director of the PBA or his/her designee.</p>	<p>During final design and rehabilitation.</p>

<p>B. Detailed plans of the rehabilitation of the McNeill-Basler Home shall be submitted to the City of Santa Ana for review and approval, prior to any changes to this structure. The City shall have a qualified architectural historian review and approve the plans and monitor the rehabilitation program, for consistency with the Standards for Rehabilitation; and</p> <p>C. The City of Santa Ana will document the rehabilitation program by establishing a monitoring program and certification that the building is rehabilitated in accordance with the Secretary's Standards shall occur prior to issuance of a building permit.</p>		
<p>CR-4 Resources Listed on the City of Santa Ana Register of Historical Property at 1103 North Broadway (McNeill-Basler House), 1109 North Broadway (Koenig House), 1115-1117 North Broadway (Macintosh Apartments), and 1211 North Broadway (Kelley House) shall be rehabilitated in their present locations.</p>	<p>During final design and rehabilitation.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>CR-5 In the event unknown cultural resources are discovered during construction activities, all construction activities within the vicinity of the finding shall halt and the City's Environmental Coordinator shall be contacted for appropriate action.</p>	<p>During all site preparation grading and construction.</p>	<p>City of Santa Ana Environmental Coordinator</p>
<p>CR-6 Human Remains. If Human Remains are found during the test excavation, the Native American Graves Protection Act Guidelines and State law require that the crew halt the work in the immediate area; leave the remains in place and contact the City of Santa Ana project personnel and the Orange County Coroner. Until a representative of the Coroner's office reviews the remains in the field, they must not be removed. If the Coroner determines that the remains are prehistoric, the Coroner will contact the Native American Heritage Commission and the most likely descendent from the Native American community will be informed. The final disposition of remains will be coordinated by representatives of the property owner and the most likely descendent.</p>	<p>During all site preparation grading and construction.</p>	<p>Executive Director of the PBA or his/her designee and the Orange County Coroner.</p>
<p>CR-7 Artifacts. Any artifacts recovered shall be properly collected with photographs, field notes and locations plotted on a USGS 7.5' topographic quadrangle and a project map. Artifacts will be identified, catalogued and stabilized for curation. Any recovered artifacts shall be offered, on a first right-of-refusal basis, to a repository with a retrievable collection system and an educational and</p>	<p>During all site preparation grading and construction.</p>	<p>Executive Director of the PBA or his/her designee.</p>

	<p>research interest in the materials. The Anthropology Museum at California State University, Fullerton would be an appropriate repository to receive any artifacts collected on the project site.</p>		
<p>CR-8</p>	<p>Final Report. A final report, including an itemized inventory and pertinent field data, shall be sent to the City of Santa Ana, the South Central Coastal Information Center at California State University, Fullerton and the County of Orange Harbors, Beaches and Parks Department.</p>	<p>After the completion of all site disturbance activities.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>CR-9</p>	<p>The historic structure located at 1015 North Broadway (Twist-Basler House) shall be relocated to a location identified by the City at the sole expense of the developer. The structure shall be set upon a new foundation, supplied with necessary utilities and shall be rehabilitated to City standards. The cost of rehabilitation shall serve as a credit against the Developer's Art in Public Places fee obligation.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Planning Division.</p>
<p>Energy</p>			
<p>No mitigation measures.</p>			
<p>Geology and Soils</p>			
<p>G-1</p>	<p>The design for the project will comply with all applicable provisions of the Preliminary Geotechnical Feasibility Investigation performed by Zeiser Kling Consultants and their Addendum Recommendations, including recommendations for grading, removal and recompaction of soils, foundations, settlement, pile foundations, design criteria, seismic design, retaining walls, ferrous corrosion, surface drainage, pavement design, concrete hardscape, soldier pile/logging system and supplemental investigations.</p>	<p>During design, grading and construction.</p>	<p>Executive Director of the Public Works Agency (PWA)/Executive Director of Building & Planning (PBA) or his/her designee.</p>
<p>G-2</p>	<p>Prior to acquiring a grading permit for project construction, the developer will prepare a Final Geology and Soils Report, to specifically assess the following:</p> <ol style="list-style-type: none"> i. The shrink-swell potential of potentially expansive soils on the site; specifically addressing appropriate recommendations for soil treatments, grading procedures and/or foundation designs, as appropriate, for the planned land use on the site. ii. The potential for compressible soils on the site; specifically addressing appropriate recommendations for soil treatments, grading procedures and/or foundation designs, as appropriate, for the planned land use on the site. 	<p>Prior to obtaining a grading permit.</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>

	<p>The recommendations from the Final Geology and Soils Report will be incorporated into the grading plan for the project.</p>		
<p>G-3</p>	<p>Prior to obtaining a grading permit for project construction, the Final Geology and Soils Report will specifically assess grading control with special emphasis on controlling fugitive dust which could be generated during site preparation, grading and construction. The reports will specifically provide for establishing procedures for dust control and monitoring so that unacceptable levels of dust do not escape from the site. These dust control measures will be coordinated with the dust control measures described in Section 3.4 (Air Quality) of the Certified EIR. The standards and procedures developed in the reports will be incorporated into the grading plan to be followed by the project developer.</p>	<p>Prior to obtaining a grading permit.</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>
<p>G-4</p>	<p>All structures to be erected on the One Broadway Plaza site will be designed in accordance with the seismic design provisions in the Final Geology and Soils Report and of the Uniform Building Code to promote safety in the event of such an earthquake.</p>	<p>During design and construction</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>
<p>G-5</p>	<p>During final design, the developer will consult with the Orange County Water District and the Regional Water Quality Control Board, Santa Ana, regarding intrusion of foundation piles into the Orange County Groundwater Basin. The project applicant will solicit the appropriate permits and approvals from the OCWD and the RWQCB for the anticipated intrusion of the foundation piles into the Groundwater Basin and will incorporate measures identified by those agencies in the final design and construction specifications for the project.</p>	<p>During final design and construction.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p style="text-align: center;">Greenhouse Gas Emissions</p>			
<p>No mitigation measures.</p>	<p style="text-align: center;">--</p>		
<p style="text-align: center;">Hazards and Hazardous Materials</p>			
<p>HZ-1</p>	<p>The City shall require the site demolition and remodeling contractors to conduct a building by building inspection for the presence of asbestos-containing materials prior to the issuance of demolition permits for the site. The demolition contractor may submit copies of asbestos inspection reports for the site already prepared to satisfy SCAQMD Rule 1403 to fulfill this requirement.</p>	<p>During all demolition, renovation and remodeling of existing structures.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>HZ-2</p>	<p>The City shall require the site demolition and remodeling contractors to conduct a building by building inspection for the presence of lead-based paint prior to the issuance of demolition permits for the site. Building inspection</p>	<p>During all demolition, renovation and</p>	<p>Executive Director of the PBA or his/her designee.</p>

<p>reports already prepared by the contractor to satisfy Cal-OSHA worker safety requirements may be submitted to fulfill this mitigation measure.</p>	<p>remodeling of existing structures.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>HZ-3 Any use of hazardous materials or generation of hazardous wastes on the proposed project site must be conducted in accordance with applicable federal, state and local regulations.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>Hydrology and Water Quality</p>		
<p>W-1 Prior to issuance of a grading permit for the project:</p> <ul style="list-style-type: none"> • The developer will prepare and submit a Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB). • The developer will submit the NOI and the project Water Discharge Identification Number (WDIN) to the City of Santa Ana City Engineer. • The developer will prepare a Stormwater Pollution Prevention Plan (SWPPP) and will submit the SWPPP to the City Engineer for review and comment. The developer will maintain the SWPPP on the construction site throughout the construction period. 	<p>Prior to the issuance of the grading permit.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>W-2 During all site preparation, grading and construction, the project contractors will comply with all applicable requirements of the NPDES permit, the Drainage Area Management Plan (DAMP) and the City's Local Implementation Plan (LIP). The project contractors will incorporate Best Management Practices (BMPs) from the DAMP and LIP and will implement those measures as appropriate during site preparation, grading and construction.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>W-3 During all site preparation, grading and construction, the construction contractors will be responsible for implementing the SWPPP provisions. The SWRCB is responsible for monitoring and enforcing the provision of the SWPPP. In addition, the City Engineer will monitor and enforce these provisions during all site preparation, grading and construction, as appropriate, to ensure the SWPPP is properly implemented.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>W-4 Prior to the issuance of grading permits, the Project Developer shall provide for the review and approval of the Director of Public Works a Water Quality Management Plan (WQMP) prepared for the project consistent with the Orange County Drainage Area Management Plan. The WQMP shall contain provisions and BMPs for both construction and operating conditions.</p>	<p>Prior to issuance of the grading permit.</p>	<p>Executive Director of the PWA or his/her designee.</p>

W-5	Prior to the issuance of grading permits, the Project Developer shall submit a final drainage plan for the proposed One Broadway Plaza project for review and approval by the City Engineer.	Prior to issuance of the grading permit.	Executive Director of the PWA or his/her designee.
W-6	Prior to the issuance of the first building permit, the Project Developer shall pay the City's drainage area impact fee.	Prior to the issuance of the first building permit.	Executive Director of the PWA or his/her designee.
W-7	During operation of the proposed project, the Project Owner/Operator shall ensure that all pest control, herbicide, insecticide and other similar substances used as part of maintenance of project features are handled, stored, applied and disposed consistent with all applicable federal, state and local regulations. The City Engineer shall monitor and enforce this provision.	During project operations.	Executive Director of the PWA or his/her designee.
W-8	Prior to the issuance of grading permits, the City Engineer shall verify that structural BMPs have been permanently incorporated into project plans by the applicant. Such BMPs shall ensure that pollutants from project-related storm water are mitigated consistent with applicable state and local standards.	Prior to issuance of the grading permit.	Executive Director of the PWA or his/her designee.
Land Use and Planning			
No mitigation measures.			
Mineral Resources			
No mitigation measures.			
Noise			
N-1	Project construction shall be limited to the hours of 7 a.m. to 8 p.m. on Monday through Friday and from 8 a.m. to 8 p.m. on Saturday. Construction shall not be allowed on Sunday or federal holidays.	During construction.	Executive Director of the PBA or his/her designee.
N-2	Temporary noise barriers shall be installed between the project construction area and adjacent residents. These noise barriers may include the use of leaded blankets, an acoustic blanket or several layers of plywood. "Bravo" acoustic blankets may also be used. Barriers should be 16 to 20 feet high.	During construction.	Executive Director of the PBA or his/her designee.
N-3	The commercial buildings in the project will require mechanical ventilation to keep outside noise from entering the interior of these buildings. The central ventilation systems for the buildings shall allow for sufficient ventilation so that office windows can be closed. Air conditioning units may be adequate for mechanical ventilation as long as they meet the ventilation requirements of the UBC. This shall be coordinated with the project's mechanical engineer.	During final design.	Executive Director of the PBA or his/her designee.

N-4	Prior to any site preparation, grading or construction, the project contractor will provide the Principals at the Orange County High School of the Arts, Orange County Educational Arts Academy and the El Sol Science and Arts Academy with the project construction schedule indicating the type of construction activity and duration. The project construction schedule shall address all construction activity from the start of the project to completion.	Prior to the beginning of construction.	Executive Director of the PBA or his/her designee.
Population and Housing			
No mitigation measures.			
Public Services			
PS-1	The design of the project parking structure shall conform to the City of Santa Ana Police Department's design standards for parking structures.	During final design.	Executive Director of the PBA or his/her designee and OCFA.
PS-2	The design of the project shall include on site office spaces for the SAPD, which will be shared with any on site security staff. Two designated parking spaces will be provided for the SAPD near the main entrance of the proposed One Broadway Plaza project.	During final design and at Certificate of Occupancy.	Executive Director of the PBA or his/her designee and OCFA.
PS-3	Prior to issuance of building permits, the project developer shall submit a construction phasing plan for the proposed project to the OCFA. The plan will be consistent with OCFA Fire Code requirements. Also, the project developer shall provide evidence to the OCFA that the proposed fire protection services will be adequate to serve the proposed project development. A fire exit shall be provided in the mixed-use building along with adequate fire protection facilities and equipment to serve the proposed 37-story mixed-use building.	At issuance of the first building permit.	Executive Director of the PBA or his/her designee and OCFA.
PS-4	Prior to issuance of building permits, the project developer shall submit a construction phasing plan for the project to the OCFA. This plan will show that emergency vehicle access to the project site is adequate. Emergency access will be provided on Washington Avenue and Sycamore Street.	At issuance of the first building permit.	Executive Director of the PWA or his/her designee and OCFA.
PS-5	The final design of the project shall include fire sprinklers in the mixed-use building and parking garage at locations specified by the OCFA. The project shall also conform with all applicable OCFA fire protection and access requirements.	During final design.	Executive Director of the PBA or his/her designee and OCFA.
PS-6	The final design of the project shall include fire hydrants at locations specified by the OCFA.	During final design.	Executive Director of the PBA or his/her designee and OCFA.

<p>PS-7 The project developer shall notify the OCFA and SAPD when the mixed-use building heliport is operational.</p>	<p>At or after Certificate of Occupancy.</p>	<p>Executive Director of the PBA or his/her designee. OCFA and SAPD.</p>
<p>PS-8 The project developer shall contribute a fair share amount to have an emergency vehicle preemption detector placed on the existing traffic signal arm at the intersection of Broadway Street and 10th Street, Broadway Street and Washington Avenue and Washington Avenue and Sycamore Street. These detectors shall also be placed on any other traffic signal and modified as part of this project.</p>	<p>At issuance of first building permit.</p>	<p>Executive Director of the PWA or his/her designee, OCFA and SAPD.</p>
<p>PS-9 The project developer shall incorporate a repeater in the design of the project to prevent interference with Police and Fire Department radio signals.</p>	<p>During final design.</p>	<p>Executive Director of the PBA or his/her designee, OCFA and SAPD.</p>
<p>PS-10 Prior to the issuance of building permits, the project developer shall submit evidence to the City of Santa Ana of a fee payment between the developer and the SAUSD to offset school facility related impacts.</p>	<p>At issuance of the first building permit.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>PS-11 The project site and sidewalks adjacent to the site shall be properly barricaded to prevent unauthorized access to the site during project construction activities.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>PS-12 The Principals at Willard Intermediate School, the Orange County High School of Arts, El Sol Science and Arts Academy, Orange County Educational Arts Academy, and Davis Elementary School shall be notified by the project developer before project construction begins that students may be required to use sidewalks on the opposite sides of streets to avoid project construction activities and closure of the sidewalks adjacent to the project site.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PBA or his/her designee.</p>
<p>PS-13 The project developer shall submit to the Santa Ana Unified School District a School Access Plan that provides for the safe passage of students to and from Willard Intermediate School and the Orange County High School of the Arts. The plan shall be subject to approval by the Santa Ana Unified School District before construction activities are initiated. The School Access Plan shall include, but not be limited to:</p> <ul style="list-style-type: none"> • The closure of the sidewalks on Washington Avenue, Tenth Street, Sycamore Street and Broadway adjacent to the project site. Appropriate signs shall be posted that the sidewalks are closed and pedestrians are directed to use sidewalks on the opposite sides of the streets. 	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PBA or his/her designee.</p>

<ul style="list-style-type: none"> • Barricading the perimeter of the project site with temporary fencing to secure construction equipment, minimizing trespassing, vandalism and short-cut attractions, and to reduce hazards to students during project demolition activities. • The posting of a flag person at the entrance(s) to the project site to protect pedestrians from conflicts with heavy equipment and haul trucks entering or leaving the project site during the times of school arrivals and departures. • The funding of crossing guards at the intersection of Washington Avenue and Broadway, Washington Avenue and Sycamore Street, Tenth and Sycamore Streets and Tenth Street and Broadway. Crossing guards shall be provided during the times of school arrivals and departures when the schools are in session Monday through Friday. If determined to be necessary by the principal of the Orange County High School of the Arts (OCHSA), provide crossing guards at the intersection of Sycamore and Tenth Streets when special daytime performances are held at the OCHSA auditorium. • Provide sufficient written notice of commencement and completion of project construction activities to the principals of Willard Intermediate School and the Orange County High School of the Arts. • Provide the name and telephone number of a contact person who is knowledgeable about the project for the developer and construction contractor for use by the principals of Willard Intermediate School and the Orange County High School of the Arts. 		
Recreation		
No mitigation measures.	--	--
Transportation		
<p>T-1 The developer shall pay all costs (design, construction, administration and inspection) for Washington Avenue and 10th Street to operate as one-way streets which include signal modifications and appropriate protected left-turn signal at Main Street/Washington Avenue, Main Street/10th Street, Washington Avenue/Sycamore Street, Broadway Street/Washington Avenue and Broadway Street/10th Street.</p>	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.

T-2	The project proponent shall pay for all costs for the installation of a roundabout at the intersection of Sycamore Street and 10th Street.	At issuance of occupancy permit.	Executive Director of the PWA or his/her designee.
T-3	The project proponent shall pay all costs to install pedestrian crosswalks and a refuge area at the intersection of Sycamore Street and 10th Street where a roundabout is to be constructed. The project developer shall be required to pay all costs (design, construction, administration and inspection) for these mitigation measures, as they are part of the roundabout as stated in T-2.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-4	Main Street, between 17th Street and the 1-5 ramps, shall have all on-street parking stalls and parking meters removed, and Main Street shall be restriped to provide three northbound and two southbound travel lanes. The project proponent shall pay all costs (design, construction, administration and inspection) associated with these removals and restriping when building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-5	Main Street, between 17th Street and Civic Center Drive, shall have all on-street parking stalls and parking meters removed and Main Street shall be re-striped to provide a third northbound through lane within the existing right-of-way. The developer shall pay all costs associated with re-striping and removing existing parking meters.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-6	The developer shall pay all costs (acquisition, design, construction, administration and inspection) for providing southbound right-turn lane at the intersection of Main Street and 17th Street.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-7	The developer shall pay all costs (acquisition, design, construction, administration and inspection) for providing southbound right-turn lane at the intersection of Broadway Street and 17th Street.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-8	Westbound Santa Clara Avenue shall be restriped at Broadway Street to provide one left turn lane and one shared left turn/right turn lane. The project proponent shall pay all costs (design, construction, administration and inspection) associated with this restriping when project building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-9	Northbound Grand Avenue from Fruit Street to 14th Street shall be re-striped at Santa Ana Boulevard/1-5 HOV ramps to provide three northbound travel lanes. The project proponent shall pay all costs (design, construction,	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.

	administration and inspection) associated with this restriping when project building permits are issued.		
T-10	I-5 northbound off-ramp shall be re-striped to provide a westbound left turn lane, a shared left turn/right turn lane and a right turn lane at Grand Avenue. The project developer shall pay all costs (design, permitting, construction, administration and inspection) when building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-11	A new traffic signal shall be installed at the intersection of Main Street and 15th Street. Communications cable and conduit required to connect the traffic signal to the City of Santa Ana's Traffic Signal Master System shall be a part of traffic signal installation. The project proponent shall pay all costs (design, construction, administration and inspection) associated with this signalization when project building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-12	A new traffic signal shall be installed at the intersection of Santa Ana Boulevard and French Street. Communications cable and conduit required to connect the traffic signal to the City of Santa Ana's Traffic Signal Master System shall be a part of traffic signal installation. The project proponent shall pay all costs (design, construction, administration and inspection) associated with this signalization when building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-13	A new traffic signal shall be installed at the intersection of Sycamore Street and 15th Street. Communications cable and conduit required to connect the traffic signal to the City of Santa Ana's Traffic Signal Master System shall be a part of traffic signal installation. The project proponent shall pay all costs (design, construction, administration and inspection) associated with this signalization when building permits are issued.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-14	The project proponent shall pay the appropriate City Transportation System Improvement Fee to help offset the One Broadway Plaza Projects' impact on the City of Santa Ana street system.	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.
T-15	The developer should coordinate with the Orange County Transportation Authority (OCTA) to identify ways to enhance transit use by tenants of One Broadway Plaza. The project developer shall install a bus stop, bus transit or any other transit related improvements if requested by the OCTA.	During construction and prior to Certificate of Occupancy.	Executive Director of the PWA or his/her designee.
T-16	The project proponent shall satisfy the relevant requirements of the City's TDM Ordinance, including conformity of site plans with facility standards specified in	At issuance of certificate of occupancy permit.	Executive Director of the PWA or his/her designee.

<p>the TDM Ordinance, and submission and implementation of a TDM strategy plan and program.</p>	<p>occupancy and during operation.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>T-17 The project developer shall contribute to neighborhood traffic studies for the six neighborhoods evaluated in Section 3.5.8 of the Certified EIR (including before and after traffic counts) as well as the Logan Neighborhood in order to assess any intrusion of project traffic into these neighborhoods. If traffic intrusion attributable to the project is identified, corrective measures will be identified. Depending of the potential impacts, examples of corrective measures could include; forced-turn channelization, semi-diverters, diagonal diverters and cul-de-sacs. If approved by the neighborhoods per the City's Procedures for Neighborhood Traffic Plans, corrective measures will be implemented at a maximum cost to the developer of \$300,000 per neighborhood. The funds to implement the improvements are directly payable to the City of Santa Ana prior to issuance of building permits.</p>	<p>At issuance of the certificate of occupancy permit.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>T-18 The project parking garage entrances/exits shall be designed to meet City sight distance standards. A landscaped median shall be constructed on Broadway at the parking structure exit to restrict left turn movement from the parking structure. The project proponent shall pay all costs associated with this median prior to building permits being issued.</p>	<p>Prior to issuance of building permits and at issuance of the certificate of occupancy permit.</p>	<p>Executive Director of the PWA or his/her designee.</p>
<p>T-19 To assure use of onsite parking as intended, the project proponent or their successor will require that all residential and commercial tenants' leases specify that residents and employees must park onsite within the One Broadway Plaza parking garage. In addition, the property manager will require that parking personnel patrol adjoining properties on a daily basis to enforce such lease provisions. This daily patrol will be performed by a uniformed parking employee driving a utility vehicle that will be signed to identify it as a part of the One Broadway Plaza Management. The areas to be patrolled will be marked on a grid map of the streets surrounding One Broadway Plaza.</p>	<p>At the Certificate of Occupancy (CC&Rs) and during operations.</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>
<p>T-20 The project developer shall provide pedestrian access around the project site during project construction activities and post appropriate signs around the site directing pedestrians to use the sidewalks across the street from the project site. Permanent sidewalks shall be installed around the project site to provide for pedestrians' access to the site.</p>	<p>During all site preparation, grading and construction.</p>	<p>Executive Director of the PWA/PBA or his/her designee.</p>

T-21	Prior to approval of the project plans, the project proponent will file a Notice of Proposed Construction or Alteration with the FAA. Conditions placed on the project by the FAA will be incorporated in the final design and construction of the project office tower.	Executive Director of the PBA or his/her designee.	During final design.
T-22	Prior to approval of the project plans, the project proponent shall take the project to the Orange County Airport Land Use Commission for a review and consistency determination.	Executive Director of the PBA or his/her designee.	During final design.
T-23	After certification of the project Final EIR, the project proponent shall apply to the Caltrans Aeronautics Department for a State helipad Permit.	Executive Director of the PBA or his/her designee.	During final design.
T-24	Prior to the start of any demolition or construction activity, the drop off/pick up area for the Orange County School of the Arts shall be approved and implemented.	Executive Director of the PBA or his/her designee.	At certificate of occupancy
T-25	Vehicles traveling westbound on Washington Avenue shall be diverted either northbound or southbound at Main Street.	Public Works Agency	At certificate of occupancy
T-26	Vehicles traveling eastbound on Tenth Street shall be diverted either northbound or southbound at Main Street.	Public Works Agency	At certificate of occupancy
Tribal Cultural Resources			
Refer to Cultural Sources CR-5 through CR-8.			
Utilities and Service Systems			
U-1	The project developer shall coordinate with SCE prior to construction to determine the exact location of all underground and overhead electrical facilities or taking action which could damage such facilities or interfere with their operations. The Contractor shall protect all electrical facilities and associated structures to be left on the project site from damage.	Executive Director of the PBA or his/her designee.	Prior to any site preparation, grading or construction.
U-2	All new electrical lines shall be placed underground as required by the City of Santa Ana.	Executive Director of the PWA or his/her designee.	During construction.
U-3	The project developer shall coordinate with SCGC prior to construction to determine the exact location of all underground natural gas facilities and take action to prevent damage to these facilities or interference with their operations. The Contractor shall protect all natural gas pipelines and associated structures to be left on the project site from damage.	Executive Director of the PWA or his/her designee.	Prior to any site preparation, grading or construction.
U-4	The project developer shall coordinate with Adelphia (formerly Comcast) prior to construction to determine the exact location of all underground cable facilities or taking action which could damage such facilities or interfere with	Executive Director of the PWA or his/her designee.	Prior to any site preparation, grading or construction.

	their operations. The Contractor shall protect all existing cable lines and associated structures to be left on the project site from damage.		
U-5	The project developer shall coordinate with Pacific Bell prior to construction to determine the exact location of all underground telephone facilities or taking action which could damage such facilities or interfere with their operations. The Contractor shall protect all existing telephone lines and associated structures to be left on the project site from damage.	Prior to any site preparation, grading or construction.	Executive Director of the PWA or his/her designee.
U-6	Prior to the issuance of grading permits, the project developer shall demonstrate to the City of Santa Ana that all construction related waste generated on site would be recycled wherever feasible as the first choice of disposal method, leaving the option of landfill disposal as a last alternative. The proposed commercial use shall incorporate facilities for collection and pickup of recyclable materials into the design of the project office building. The project developer shall coordinate with City staff to develop appropriate recycling programs for this project.	Prior to issuance of the grading permit.	Executive Director of the PBA or his/her designee.
U-7	The project developer shall coordinate with the Santa Ana Water Utility prior to construction to determine the exact location of all existing underground water facilities and take action to prevent damage to these facilities to be left on the project site or interference with their operations. The project developer shall also pay their fair share amount for the necessary facilities to accommodate project-related water supplies.	Prior to any site preparation, grading or construction.	Executive Director of the PWA or his/her designee.
U-8	The project developer shall coordinate with CSDOC and the City of Santa Ana Public Works Department prior to construction to determine the exact location of all underground sewer facilities and take action to prevent damage to these facilities or interference with their operations. The Contractor shall protect all sewer lines and associated structures that will be left on the project site from damage.	Prior to any site preparation, grading or construction.	Executive Director of the PWA or his/her designee.
U-9	The project developer shall pay their fair share amount, as determined by the City of Santa Ana, to construct the proposed storm drain system serving the project site to Broadway Street in accordance with the City's Master Plan of Drainage.	At issuance of first building permit	Executive Director of the PWA or his/her designee.
U-10	The project developer shall pay all costs for the construction of a new 8-inch waterline and a 6-inch sewer to be constructed within Washington Avenue and 10th Street to replace these lines abandoned in a portion of Sycamore Street.	At issuance of first building permit	Executive Director of the PWA or his/her designee.

Wildfire	--	--
Refer to Mitigation Measure PS-1 through PS-9.		

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