

April 2020 | Addendum No. 1 to the  
One Broadway Plaza EIR

# One Broadway Plaza Project

for City of Santa Ana

*Prepared for:*

**City of Santa Ana Planning and Building Agency**

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# 1. Introduction

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This Addendum to the City of Santa Ana's 2004 certified One Broadway Plaza Environmental Impact Report (2004 Certified EIR), State Clearinghouse No. 199101047 has been prepared in accordance with Section 21166 of the California Environmental Quality Act (CEQA) and sections 15162 and 15164 of the CEQA Guidelines. The City of Santa Ana is the lead agency responsible for the EIR, and this Addendum for the proposed One Broadway Plaza Project.

Caribou Industries Inc. (Applicant) proposes to revise the existing entitlements of the One Broadway Plaza Project to permit a conversion of a portion of the permitted office square footage to residential use ("Proposed Project"). The Proposed Project would incorporate residential units within up to 19 floors, which were previously designated for office uses under the Approved Project. The Proposed Project would provide up to 415 apartment units for a total of approximately 318,153 residential square feet. The residential component would include penthouse suites, standard and executive residential units, and affordable units. The non-residential components would include office, restaurants, commercial uses, wellness fitness center with a spa, and a parking structure consistent with the Approved Project.

## 1.1 PURPOSE OF AN EIR ADDENDUM

### 1.1.1 CEQA Requirements

Where a previous program EIR has been prepared, subsequent activities within the program must be examined in light of that EIR to determine whether an additional environmental document must be prepared. (CEQA Guidelines Section 15168(c)). Where the subsequent activities involve site specific operations, the agency should use a written checklist to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR. (CEQA Guidelines Section 15168(c)(4)).

Pursuant to PRC Section 21166 and State CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

## 1. Introduction

3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - b. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
  - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

An Addendum can be prepared to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 (above) calling for preparation of a subsequent EIR have occurred (CEQA Guidelines Section 15164).

Changes to the One Broadway Plaza (Approved Project) and regulatory conditions, described below under the Project Description would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)–(3) as these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 Certified EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the 2004 Certified EIR is the appropriate environmental document to address changes to the project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration):

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.



## 1. Introduction

- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

After careful consideration of the potential environmental impacts of the Proposed Project, the City of Santa Ana has determined that 1) none of the conditions requiring preparation of a subsequent or supplement to an EIR have occurred, and 2) the circumstances described in Section 15164 of the CEQA Guidelines exist. Therefore, an Addendum to the One Broadway Plaza EIR has been deemed appropriate.

### 1.1.2 Scope of Analysis in This Addendum

Changes to the One Broadway Plaza EIR (“Certified EIR”) and regulatory conditions, described below under the Project Description would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)–(3) as these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 Certified EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the 2004 Certified EIR is the appropriate environmental document to address changes to the project.

In order to implement the Proposed Project, a number of discretionary approvals from the City of Santa Ana are required, including a General Plan Amendment and a Zoning Ordinance Amendment to the One Broadway Plaza Specific Development District (SD 75). As lead agency under CEQA, the City of Santa Ana is required to evaluate the environmental impacts associated with these discretionary approvals. The scope of the review for project-related impacts for this Addendum is limited to differences between impacts analyzed by the Certified EIR for implementation of the One Broadway Plaza Project (Approved Project) and the Proposed Project. The Approved Project will serve as the “baseline” for the environmental impact analysis. The baseline includes all applicable mitigation measures from the adopted Mitigation Monitoring and Reporting Program (MMRP), approved in conjunction with the Certified EIR. As required by CEQA, this Addendum also addresses changes in circumstances or new information that would potentially involve new environmental impacts.

## 1.2 CONTENT AND ORGANIZATION OF THIS ADDENDUM

This Addendum relies on the City of Santa Ana’s CEQA checklist, which addresses environmental issues section by section. The completed checklist is included in Section 5.0, Environmental Analysis. Each environmental topic has the following subheadings:

- Summary of Previous Environmental Analysis (including the One Broadway Plaza EIR, and previous CEQA documentation; see description under Subsection 3.1, *Project Background*, of this Addendum)
- Impacts Associated with the Proposed Project (including environmental checklist)
- Adopted Mitigation Measures Applicable to the Proposed Project

## 1. Introduction

### **1.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION**

For a detailed description of adopted land use planning documents that apply to the Certified EIR and associated environmental documentation, see Section 3.1, Project Background, of this Addendum.

## 2. Environmental Setting

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### 2.1 PROJECT LOCATION

#### 2.1.1 One Broadway Plaza Specific Development District (SD 75)

The One Broadway Plaza Specific Development District (SD 75) is located in the central portion of the City of Santa Ana in Orange County, California. The District is approximately 0.5 miles southwest from the I-5 Freeway and approximately 10 miles northeast from the Pacific Ocean, as shown in Figure 1, *Regional Location Map*. The District is generally bound by Washington Avenue to the north, Sycamore Street to the east, 10th Street to the south, and N. Broadway to the west. The Project Site is currently developed with seven existing structures, six of which are designated as historic. One parcel on this block is not a part of the One Broadway Plaza Specific Development District and is located along N. Broadway and is zoned Midtown Specific Plan (SP 3).

The One Broadway Plaza Specific Development District zoning allows for certain types of office uses, service and commercial retail, cafés and restaurants, florists, pharmacies, day care facilities, museums, libraries and galleries, and artists' studios along with other uses with the approval of a conditional use permit. The objectives of the One Broadway Plaza Specific Development District is to create a landmark office project along Broadway, maintain the existing streetscape, maintain the scale and character established by the existing historic structures along the north end of the district, maintain large open setbacks adjacent to Broadway, encourage revitalization of existing properties; and enhance the pedestrian experience.

#### 2.1.2 Midtown Specific Plan (SP 3)

The Midtown Specific Plan area is roughly bound by 17th Street to the north, Civic Center Drive to the south, mid-block between Bush Street and Spurgeon Street to the east, and midblock between Broadway and Durant Street to the west. One parcel on the Project Site is zoned Midtown Specific Plan. The vision for the Midtown Specific Plan is a “thriving and integrated district of civic, business, cultural, and retail activity with a small residential component.”

#### 2.1.3 Project Site

The Project Site is located within one city block on Broadway Street between 10th Street and Washington Avenue, as shown on Figure 2, *Project Location*. The Project Site is comprised of three parcels with Assessor Parcel Numbers (APNs): 398-561-18 (1211 N. Broadway); 398-561-02 (1205 N. Broadway); and 398-561-03 (1205 N Broadway) (Orange County 2019). The Project Site is approximately 0.5 miles west of the I-5 Freeway and approximately 0.7 miles from the Santa Ana Regional Transportation Center. The Project Site is approximately 4.32 acres. No changes to the Project Site boundaries are contemplated as part of the Proposed

## 2. Environmental Setting

Project. The Project Site is generally flat and the southern portion of the Project Site is currently under construction to implement the Approved Project.

### 2.2 ENVIRONMENTAL SETTING

#### 2.2.1 Existing Land Use and Zoning

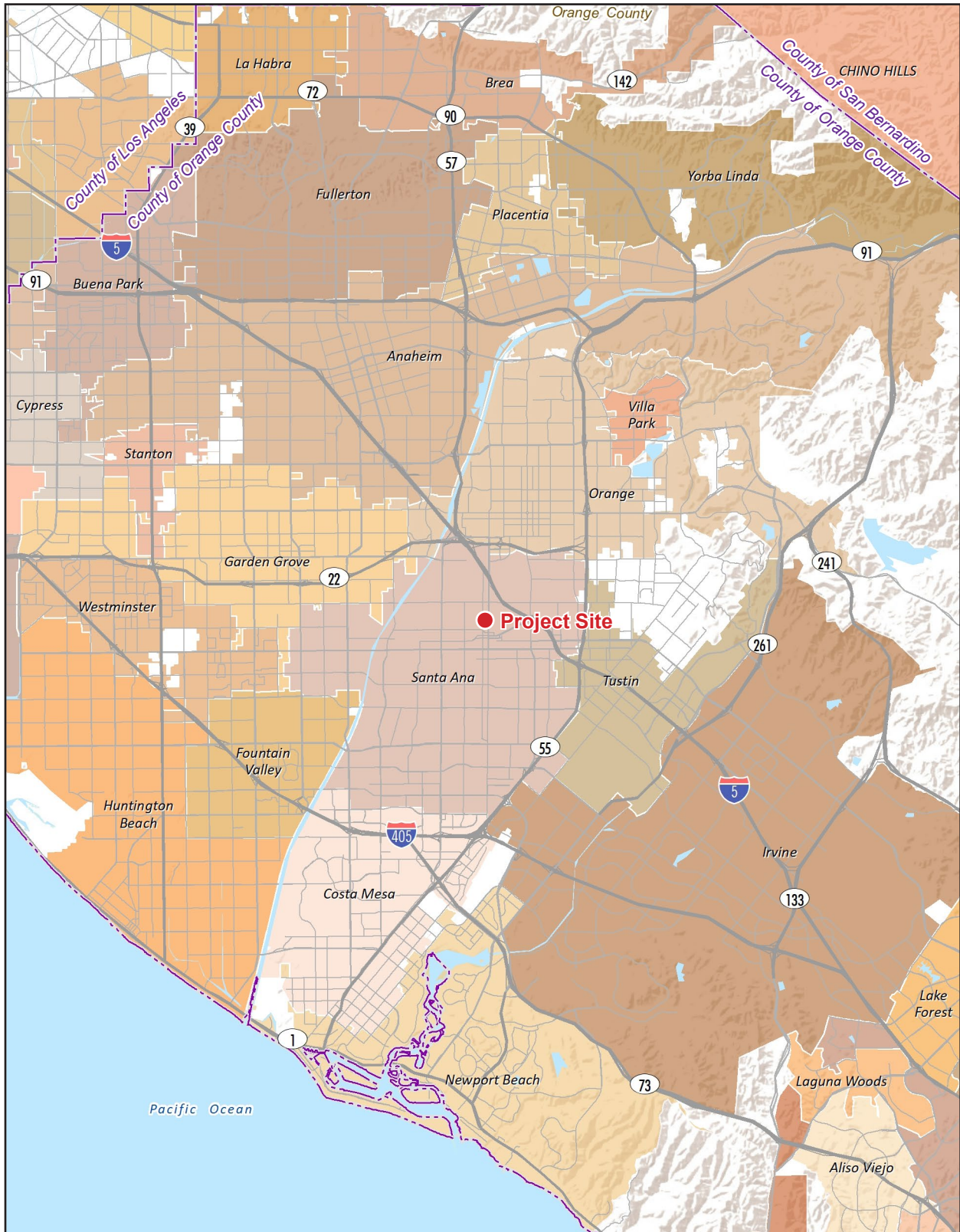
The Project Site includes the entirety of the One Broadway Plaza Specific Development District, and one parcel on the Project Site is not part of the District (parcel with APN 398-561-03). The portion of the Project Site within the District (parcels with APNs 398-561-18 and 398-561-02) is zoned Specific Development 75 (SD 75), One Broadway Plaza Specific Development District, with a corresponding General Plan land use designation of One Broadway Plaza District Center (OBPDC). The parcel with APN 398-561-03 is zoned Midtown Specific Plan (SP 3) with a General Plan land use designation of Professional & Administration Office (PAO).

The largest parcel on the Project Site, with APN 398-561-18, includes six one- to two-story residential structures some of which have been converted to commercial and office uses along Broadway; a one-story commercial building located at the southwest corner of Washington Avenue and Sycamore Street; surface parking lots; and a graded/construction area on the southern portion of the site associated with the Approved One Broadway Plaza project. Parcels 398-561-02 and -03 are developed with one two-story story residential/office building located at 1205 N. Broadway. Table 1 summarizes property information and existing conditions on site.

**Table 1 Summary of Existing Conditions on the Project Site**

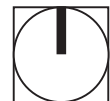
Parcel APN	Address	Existing Designations		Description
		Land Use	Zoning	
398-561-18	1211 N. Broadway	One Broadway Plaza District Center	Specific Development 75 (SD 75)	<ul style="list-style-type: none"> <li>• Six one- to two-story residential structures some of which have been converted to commercial and office uses along Broadway;</li> <li>• A one-story commercial building located at the southwest corner of Washington Avenue and Sycamore Street; surface parking lots; and</li> <li>• A graded/construction area on the southern portion of the District associated with the Approved One Broadway Plaza project.</li> </ul>
398-561-02	1205 N. Broadway	One Broadway Plaza District Center	Specific Development 75 (SD 75)	<ul style="list-style-type: none"> <li>• A two-story single-family residence/office with stand-alone parking garage on the southeast corner of the lot.</li> </ul>
398-561-03	1205 N. Broadway	Professional & Administration Office	Midtown Specific Plan (SP 3)	

Figure 1 - Regional Location Map



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020



## 2. Environmental Setting

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Figure 2 - Project Location



— Project Boundary

0 120  
Scale (Feet)



Source: Nearmap, 2020

## 2. Environmental Setting

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## 2. Environmental Setting

### 2.2.2 Surrounding Land Use and Zoning

The Project Site is located on one City block that is surrounded by the parcels zoned Midtown Specific Plan (SP 3). The Midtown Specific Plan area is roughly bound by 17th Street to the north, Civic Center Drive to the south, mid-block between Bush Street and Spurgeon Street to the east, and midblock between Broadway and Durant Street to the west. General Plan land uses that make up the Midtown Specific Plan include: General Commercial (GC), Professional & Administration Office (PAO), and District Center (DC). The Midtown Specific Plan area is developed with a range of commercial uses, educational facilities, multi-family residential, single-family residential, and Orange County services.

Outside the Midtown Specific Plan area and surrounding the Project Site, Two-Family Residence (R2), Multiple-Family Residence (R3), Professional (P), and Open Space (O) land use designations are located to the west of the Project Site; Community Commercial (C1) and Arterial Commercial land use designations are located along 17th Street to the north; Multiple-Family Residence (R3) and French Park Historical District (Specific Development No. 19) are located to the east; and the Transit Zoning Code (Specific Development No. 84) is located to the south.

The Midtown Specific Plan parcels that surround the Project Site have a land use designation of Professional & Administration Office (PAO) to the north, east and west; District Center (DC) to the south; and General Commercial (GC) to the northeast. A two-story multi-family residential building and a surface parking lot is located to the north of the Project Site, across 10th Street. Orange County services and the Orange County School of the Arts is located to the east of the Project Site, across Sycamore Street. A surface parking lot is located to the south of the Project Site, across W. Washington Avenue. Commercial uses and multi-family residential uses are located across Broadway to the west of the Project Site.

### 2.2.3 Local and Regional Access

Access to the Project Site is provided by the surrounding street grid system. Direct access to the Project Site is provide from Broadway (on the western side of the Project Site), Washington Avenue (on the northern side of the Project Site), and Sycamore Street on the eastern side of the Project Site. The Santa Ana Freeway (I-5 Freeway) provides regional access to the Project Site and is located approximately 0.5 miles east of the Project Site.

### 2.2.4 Public Transit

Consistent with statewide mandates (see AB 32, SB 375, SB 743) and SCAG's 2016–2040 RTP/SCS to place increased density near major transportation and employment centers, the Proposed Project would introduce a residential use within an approved office tower, which would provide for a mixed-use project. The Proposed Project would place residents in the immediate vicinity of governmental offices, professional offices, shops and services, restaurants; and would be within walking distance to public transit opportunities. Bus routes serving the project area include OCTA routes 53/53X, 55, 60, 83, 150, 560, and 862. These routes provide connections to several areas countywide. In addition, the Project Site is about 0.7 miles west from the Santa Ana Regional Transportation Station, which is served by regional trains including Amtrak and Metrolink, and bus lines such

## 2. Environmental Setting

as Greyhound and several OCTA bus routes. The Proposed Project would be within walking distance of the planned OC Streetcar, expected to be in operation in 2022. The Southern California Association of Governments (SCAG) has designated the Project Site and the surrounding area as a Transit Priority Area (TPA).

### 2.2.5 General Plan and Zoning

#### Santa Ana General Plan

The Project Site's existing General Plan designation is One Broadway Plaza District Center (OBPDC) in the City's General Plan Land Use map. The One Broadway Plaza is "envisioned as a landmark professional office complex that will be a focal point in the Downtown Redevelopment area serving the Civic Center, complex, Downtown, and Midtown urban areas." This land use designation allows for high intensity offices with restaurant and ancillary retail. The OBPDC does not allow for residential.

#### Zoning

The Project Site is within the Specific Development 75 zone (SD75), One Broadway Plaza Specific Development District, which is intended to "establish a professional district that will exclusively entitle a 37-story 518,003 square foot office tower at the northeast corner of Tenth Street and Broadway within a historic setting further north along Broadway to Washington Avenue." The Specific Development No. 75 Amendment Application was adopted by City Council in April 2004. The Development Standards requires a floor area ratio (FAR) of 2.9, an office tower of approximately 493 feet above grade, and a minimum of 2,463 parking spaces. The One Broadway Plaza District does not allow for residential uses.

### 2.2.6 Environmental Resources

The Project Site has been developed, paved, landscaped and/or graded, and supports non-native, landscape plant species. The Project Site is in an urbanized area and is currently developed with a seven residential and converted residential to office buildings along Broadway, a one-story commercial building at the southwest corner of Washington Avenue and Sycamore Street, surface parking along Sycamore Street, and a construction site for the One Broadway Plaza office tower at the southern portion of the Project Site. The Project Site is located in the One Broadway Plaza Specific Development District with one parcel within the Midtown Specific Plan area. Additional information regarding environmental resources—or the lack of such resources—on the Project Site can be found in Section 5, Environmental Analysis, of this Addendum under each respective environmental topic.

## 3. Project Description

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### 3.1 PROJECT BACKGROUND

The One Broadway Plaza EIR was certified in 2004. The primary objective of the One Broadway Plaza Specific Development District (SD 75) is to allow for the development of the One Broadway Plaza office tower, which is intended to be a major landmark in the midtown section of the City of Santa Ana. The One Broadway Plaza specific development plan includes the following objectives:

- A landmark office project along Broadway at the center of the Midtown Specific Plan.
- Maintain the existing streetscape pattern including sidewalk design mature palm trees and historic light fixtures.
- Maintain the scale and character established by the existing historic structures along the north end of the district.
- Maintain large open setbacks adjacent to Broadway.
- Encourage revitalization of existing properties for a variety of professional office uses.
- Enhance the pedestrian experience through the development of new plaza areas and water features at the intersection of Sycamore Street and Tenth Street and Broadway and Tenth Street.

#### 3.1.1 PREVIOUS ENVIRONMENTAL ANALYSIS

In 2004, the City of Santa Ana certified the EIR for One Broadway Plaza (State Clearinghouse No. 199101047), herein referred to as the “Certified EIR.” The EIR determined that most potential impacts could be mitigated to a less than significant level. However, it concluded that the following topic areas would result in a significant unavoidable adverse impact even after mitigation:

- **Air Quality.** Air quality impacts relating to short-term construction would result in a significant impact for PM<sub>10</sub> and NO<sub>x</sub> and operation would result in a significant impact for long-term NO<sub>x</sub> emissions.
- **Transportation/Traffic.** Implementation of the Approved Project would impact two street segments: Main Street between 17<sup>th</sup> Street and 1<sup>st</sup> Street and Broadway between Santa Clara Avenue and 1<sup>st</sup> Street, and seven intersections (Main Street & 17<sup>th</sup> Street; Broadway Street & 17<sup>th</sup>; Main Street & Washington Avenue; Broadway Street & 4<sup>th</sup> Street; 1<sup>st</sup> Street & Flower Street; Santa Ana Boulevard & Flower Street; and Fairview & 1<sup>st</sup> Street).

### 3. Project Description

- **Utilities and Service Systems.** The Approved Project would interfere with the transmission of television signals from area television stations.
- **Aesthetics.** The Approved Project would not be proportional to the scale of the existing land use on the Project Site and it would create shade shadows on adjacent land uses.
- **Cultural Resources.** The Approved Project would require the removal of three historic homes along Broadway.

The project required a general plan amendment; amendment to the circulation element; amendment to the Midtown Specific Plan; adoption of the One Broadway Plaza Specific Development Zoning District; tentative map; vacation of Sycamore Street; encroachment permits/maintenance agreement; approval of inclusion of a portion of State-owned property; Historical Resource Commission review for demolition requests; and a State helipad permit. Therefore, implementation of the One Broadway Plaza Project, is herein referred to as the “Approved Project.”

The Approved Project includes the construction of a 37-story office building with an eight-level parking structure and the rehabilitation of four existing structures into commercial office and restaurant offices. The Approved Project include the abandonment of Sycamore Street between 10<sup>th</sup> Street and Washington Avenue and the removal of three structures on the Project Site that are designated historically significant. The Approved Project would retain and restore one other historic structure. The Certified EIR analyzed a project size of 545,124 total square feet, which includes office, rehabilitated office, retail, formal dining, and casual dining. The Approved Project also includes an eight-level freestanding parking structure of approximately 2,500 spaces. The Approved Project does not allow for residential uses. Table 2 below summarizes the Approved Project’s land uses.

**Table 2: Approved Project Land Use Summary**

Land Use	Square Feet
Office Building	508,200
Rehabilitated Office	9,803
Retail	8,525
Formal Dining	15,915
Casual Dining	2,681
<b>TOTAL</b>	<b>545,124</b>

### 3. Project Description

## 3.2 PROJECT DESCRIPTION

The Proposed Project seeks to revise the existing entitlements of the One Broadway Plaza Project to permit residential uses in place of some of the permitted office uses (“Proposed Project”). The Proposed Project would incorporate residential units within up to 19 floors, which were previously designated for office uses under the Approved Project. The Proposed Project would provide up to 415 apartment units for a total of about 318,153 residential square feet. Residential units would range between 500 square feet to 1,250 square feet. Under the Proposed Project, approximately 60 percent of the office space would be dedicated to residential uses and 40 percent of the office space would remain. No changes to the retail dining square footage would occur. The residential component would include penthouse suites, standard and executive residential units, and affordable units. The non-residential components would include office, restaurants, commercial uses, and wellness fitness center with a spa, a parking structure, and live performance and presentation space. Table 3 below compares the Proposed Project buildout with the Approved Project build out.

The Proposed Project would require amendments to the City’s General Plan Land Use Element and the One Broadway Plaza Specific Development District (SD 75) to allow for the inclusion of residential uses. The General Plan Land Use Element would be amended to permit residential development along with associated amendments to development density and intensity as needed. The SD 75 zone would be amended to allow residential development and incorporate development standards for residential development.

**Table 3 Proposed Project Buildout Comparison with Approved Project**

Land Use	Approved Project (Square Feet)	Proposed Project (Square Feet)
Office	508,200	190,047
Rehabilitated Office	9,803	9,803
Residential	--	318,153
Retail	8,525	8,525
Formal Dining	15,915	15,915
Casual Dining	2,681	2,681
<b>TOTAL</b>	<b>545,124</b>	<b>545,124</b>

## 3.3 DISCRETIONARY ACTIONS

This Addendum to the Certified EIR is intended to serve as the primary environmental document for all future actions associated with the Proposed Project, including all discretionary approvals requested or required to implement the Proposed Project. In addition, this Addendum is the primary reference document for the formulation and implementation of the MMRP. All the approved, applicable measures from the Certified EIR have been incorporated into this document. This document is intended to provide sufficient information to allow the City of Santa Ana and any other permitting agencies to evaluate the potential impacts from construction and implementation of the Proposed Project. The following discretionary actions have been requested by the Project Applicant:

### 3. Project Description

- **General Plan Amendment No. 2020-01.** The applicant is requesting approval of a general plan amendment to allow residential uses on the Project Site. The current One Broadway Plaza District Center (OBPDC) General Plan Land Use designation does not currently allow for residential uses.
- **Zoning Ordinance Amendment No. 2020-02.** The applicant is requesting approval of a Zoning Ordinance Amendment to allow residential uses in the One Broadway Plaza Specific Development District (SD 75) and create development standards for residential uses including density/unit provisions. The Zoning Ordinance Amendment would also adjust FAR and revise parking requirements. The current One Broadway Plaza Specific Development District (SD 75) designation does not allow for residential uses.

## 4. Environmental Checklist

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### 4.1 BACKGROUND

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1. **Project Title:** One Broadway Plaza Project EIR Addendum

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2. **Lead Agency Name and Address:**

City of Santa Ana  
Planning Division  
20 Civic Center Plaza  
Santa Ana, CA 92701

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3. **Contact Person and Phone Number:**

Vince Fregoso, AICP  
Planning Manager  
(714) 667-2713

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4. **Project Location:**

The Project Site is bound by Washington Avenue to the north, Sycamore Street to the east, 10<sup>th</sup> Street to the south, and Broadway to the west. The Project Site is located in the City of Santa Ana, Orange County, California.

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5. **Project Sponsor's Name and Address:**

Caribou Industries, Inc.  
Mike Harrah  
1103 North Broadway  
Santa Ana, CA 92701

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6. **General Plan Designation:** One Broadway Plaza District Center (OBPDC); Professional & Administration Office (PAO)

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7. **Zoning:** One Broadway Plaza Specific Development District (SD 75); Midtown Specific Plan (SP3)

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8. **Description of Project:**

The Proposed Project seeks to revise the existing entitlements of the One Broadway Plaza Project to permit residential uses in place of some of the permitted office uses ("Proposed Project"). The Proposed Project would incorporate residential units within up to 19 floors and include up to 415 apartment units for a total of approximately 318,153 residential square feet. The residential component would include penthouse suites, standard and executive residential units, and affordable units. Residential unit sizes would range from 500 square feet to 1,250 square feet.

## 4. Environmental Checklist

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### 9. **Surrounding Land Uses and Setting:**

The Project Site is primarily surrounded by the area zoned as Midtown Specific Plan (SP3) with land use designations including General Commercial, Professional & Administration Offices, and District Center. The Project Site is surrounded by commercial uses, educational facilities, multi-family residential, single-family residential, and Orange County services.

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### 10. **Other Public Agencies Whose Approval Is Required** (e.g., permits, financing approval, or participation agreement):

None.



## 4. Environmental Checklist

### 4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that would represent a new significant environmental effect, a substantial increase in the severity of a significant impact previously identified, or new information of substantial importance, as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions          | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning               | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing              | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                    | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                          | <input type="checkbox"/> Mandatory Findings of Significance |

### 4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the Proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Printed Name*

\_\_\_\_\_  
*For*

## 4. Environmental Checklist

### 4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## 4. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## 4. Environmental Checklist

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## 5. Environmental Analysis

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This section provides evidence that no new significant impacts would occur as a result of either a change to the project or a change in circumstances. In accordance with Section 21166 of CEQA and 15162 of the CEQA Guidelines, and relevant case law, the baseline for this determination is the Approved Project. The section will briefly summarize the conclusions of the 2004 Certified EIR and then discuss whether or not the Proposed Project is consistent with the findings in that document. Applicable mitigation measures are referenced from the 2004 Certified EIR, are also provided in each section.

As discussed previously, this document is an addendum to the 2004 Certified EIR. The Proposed Project is located in the One Broadway Plaza Specific Development Zoning District with a corresponding General Plan land use designation of One Broadway Plaza District Center.

The mitigation program identified to reduce potential impacts of the Proposed Project consists of Standard Requirements (SRs) and mitigation measures (MMs). The components of the mitigation program are described below.

- **Standard Requirements.** Existing SRs are based on local, state, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical SRs include compliance with the provisions of the California and local building codes, South Coast Air Quality Management District rules, City ordinances, and local agency impact fees, among others.
- **Mitigation Measures.** Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of SRs, mitigation measures have been provided. All applicable measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into the MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strikethrough~~ for deleted text and **bold** for new, inserted text.

The City may substitute, at its discretion, any mitigation measure (and timing thereof) that has: (1) The same or superior result as the original mitigation measure and (2) the same or superior effect on the environment. The City of Santa Ana Planning and Building Agency, Planning Division, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent timing” and, if deemed necessary, may refer said determination to the Planning Commission.

## 5. Environmental Analysis

### 5.1 AESTHETICS

#### 5.1.1 Summary of Previous Environmental Analysis

The Certified EIR determined that the mass and scale of the Approved Project would be taller than the existing one to two-story structures on the Project Site and surrounding buildings. The mass and scale of the Approved Project would be in contrast to the existing development pattern in the area and would be visible from many areas across Santa Ana. However, the Approved Project's design would not visually degrade the project area, and it would not obstruct views to or from parks, open space, or landmarks as none exist near the site. The Approved Project would create shade and shadow impacts to adjacent land uses that are not impacted from shade from land uses on the Project Site. Due to the Approved Project's size, the Certified EIR determined that impacts to visual impacts and shade pattern would be significant and adverse.

The office tower and parking structure would be developed with non-reflective surfaces and would result in a less than significant impact relating to glare. The Approved Project would introduce more light to the project area that could impact adjacent land uses, however implementation of mitigation measure AS-1 would reduce impacts to a less than significant level.

#### 5.1.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect on a scenic vista?					<b>X</b>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					<b>X</b>
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				<b>X</b>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				<b>X</b>	

## 5. Environmental Analysis

### Comments:

**a) Have a substantial adverse effect on a scenic vista?**

**No Impact.** The Proposed Project amends the entitlements for the Approved Project to allow for the development of residential units in place of some of the office square footage. The Proposed Project would not result in the development of new building square footage beyond what was previously analyzed in the Certified EIR. As such, the Proposed Project would result in no new impacts to scenic vistas and no mitigation measures are necessary. No changes or new information would require preparation of a subsequent EIR.

**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No Impact.** The Proposed Project would occur within the building envelope of the Approved Project's office tower. The Proposed Project would not result in the development of new building square footage beyond what was previously analyzed in the Certified EIR. Therefore, the Proposed Project would not lead to the damage of scenic resources. The Proposed Project would result in no new impacts to scenic resources and no mitigation measures are necessary. No changes or new information would require preparation of a subsequent EIR.

**c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.** The Certified EIR analyzed the Approved Project's impact on character and views, as discussed above. The Project Site is located in an urbanized area within the City of Santa Ana. The Proposed Project would amend the existing OBPDC land use and SD-75 zoning designations to allow for residential uses. With approval of the discretionary actions, the Proposed Project would be consistent with the land use designation and zoning for the Project Site. The Proposed Project would occur within the building envelope of the Approved Project and would not result in new or expanded construction outside of the approved office tower. In addition, pursuant to SB 743, aesthetic impacts of a mixed-use residential project on an infill site within a TPA shall not be considered a significant impact on the environment. Therefore, the Proposed Project would not result in new aesthetic impacts or impact regulations affecting scenic quality.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.** The Approved Project includes office, restaurant, and retail uses on-site with its associated parking structure. The Proposed Project would introduce residences to the previously approved office tower, which would increase the number of persons and therefore lighting on the Project Site at nighttime hours. Interior lighting emanating from residential units would be typical of residential units and would not create a substantial light

## 5. Environmental Analysis

source. As with the Approved Project, the implementation of mitigation measure AS-1 would ensure that exterior lighting and fixtures would ensure that lighting impacts are less than significant.

The Proposed Project's would result in no changes to the non-reflective exterior building materials under the Approved Project; similarly, the Proposed Project would result in a less than significant impact to glare.

### 5.1.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strike through~~ for deleted text and **bold** for new, inserted text.

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.

## 5.2 AGRICULTURE AND FOREST RESOURCES

### 5.2.1 Summary of Previous Environmental Analysis

With respect to agricultural resources, the Initial Study concluded that the Project Site is located in an urbanized area and is developed with residential and commercial uses. Soils within the Project Site are not candidates for listing as prime farmland, unique farmland, or farmland of statewide importance. In addition, the Project Site does not contain land zoned for agricultural uses nor a Williamson Act contract. No agricultural uses exist on site or adjacent to the Project Site. Therefore, no impact would occur with respect to agricultural uses, and no additional analysis is required in Certified EIR. The 2004 EIR and its corresponding Initial Study did not analyze Forestry Resources. Forestry resources are discussed below.

### 5.2.2 Impacts Associated with the Proposed Project

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:



## 5. Environmental Analysis

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?					<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					<b>X</b>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?					<b>X</b>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					<b>X</b>

### Comments:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

**No Impact.** As indicated above, the Project Site is not a candidate for listing as prime farmland, unique farmland, or farmland of statewide importance. The Project Site is not zoned for agricultural uses and no farmland or agricultural activity exist on-site. Similar to the Approved Project, the Proposed Project would not convert important farmland to a nonagricultural use. No impact would occur and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The Project Site is not zoned for agricultural use and no active Williamson Act contract exist on site. As with the Approved Project, implementation of the Proposed Project would not conflict with agricultural zones or a Williamson Act contract. No impact would occur and no mitigation is necessary. Accordingly, no

## 5. Environmental Analysis

new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The Project Site is in an urbanized location and does not contain forest land or timberland. The Project Site and the surrounding area are not zoned for forest land or timberland and do not contain forestland or timberland. The Proposed Project would not conflict with zoning for forest land or timberland. No impact would occur and no mitigation is necessary.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The Project Site does not contain forest land. The implementation of the Proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest uses. No impact would occur and no mitigation is necessary.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** The Project Site and surrounding area are urban and contain no farmland or forest land. The implementation of the Proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest uses. No impact would occur and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

### 5.2.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to agricultural resources are applicable to the Proposed Project.

## 5.3 AIR QUALITY

### 5.3.1 Summary of Previous Environmental Analysis

The Certified EIR determined that construction of the Approved Project could result in short-term air quality impacts from construction equipment and fugitive dust. Construction of the Approved Project would exceed SCAQMD's emission thresholds for NO<sub>x</sub> and PM<sub>10</sub> emissions. The Certified EIR identifies mitigation measures that would reduce impacts from construction equipment and dust to a less than significant level; however, the Approved Project's emissions of NO<sub>x</sub> and PM<sub>10</sub> remain significant and unavoidable.

The Certified EIR determined that the long-term operation of the Approved Project could generate air quality pollutants. The Certified EIR found that long-term operation of the Approved Project would exceed SCAQMD's emission thresholds for NO<sub>x</sub> emissions. The Certified EIR identifies mitigation measures for long-

## 5. Environmental Analysis

term pollution; however, the Approved Project's emissions of NO<sub>x</sub> would remain significant and unavoidable. The Approved Project would found to result in a less than significant impact to CO emissions (local air quality). The Certified EIR found that the Approved Project is consistent with the South Coast Air Quality Management Plan.

The Initial Study for the Certified EIR determined that the Approved Project would not result in the significant amounts of objectionable odors or create an adverse effect. A less than significant impact would occur.

### 5.3.2 Impacts Associated with the Proposed Project

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?					X

### Methodology

Urban Crossroads prepared a memorandum reviewing Air Quality and Greenhouse Gas Emissions for the Proposed Project (AQ/GHG Memo) dated April 16, 2020. The AQ/GHG Memo is contained in Appendix A. Emissions for the Proposed Project were calculated employing the California Emissions Estimator Model (CalEEMod) version 2016.3.2.

### Comments:

#### a) Conflict with or obstruct implementation of the applicable air quality plan?

#### Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

Air quality in Orange County is regulated by SCAQMD, which is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SoCAB). The SCAQMD develops rules and

## 5. Environmental Analysis

regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary for over an approximately 10,743 square-mile area. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. The Proposed Project supports AQMP objectives to reduce trips, promote infill development, and balance jobs and housing and would not conflict with implementation of the AQMP.

In March of 2017, the SCAQMD Governing Board released the Final 2016 AQMP, which continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as, explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels.

The two principal criteria for conformance with the AQMP are:

1. Whether the project would result in an increase in the frequency or severity of existing air quality violations or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
2. Whether the project would exceed the assumptions in the AQMP based on the years of Project build-out phase.

With respect to the first criterion, implementation of the Proposed Project would not exceed the regional significance thresholds for construction or operational activity after implementation. Therefore, the Proposed Project would not conflict with the AQMP according to this criterion. The Proposed Project would not generate short-term or long-term emissions of criteria pollutants that could potentially cause an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards beyond those impacts considered in the Certified EIR.

With respect to the second criterion, implementation of the Proposed Project according to the AQ/GHG Memo prepared by Urban Crossroads would not exceed regional or local thresholds for construction or operational impacts and would therefore have less than significant impacts. The Proposed Project would not exceed SCAG's population, housing, or employment projections. The Project would not result in or cause NAAQS or CAAQS violations nor would it result in any regional daily construction-source or operational-source emissions exceedances. The Project would support AQMP objectives to reduce trips, promote infill development, and balance jobs and housing, and would not conflict with implementation of the AQMP. The Project is therefore considered to be consistent with the AQMP. Therefore, the Proposed Project would be consistent with the region's AQMP. There would be no new significant impact or a substantial increase in the severity of previously identified effects.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**  
The Certified EIR disclosed that construction-related NO<sub>x</sub> and PM<sub>10</sub> emissions would be significant and

## 5. Environmental Analysis

unavoidable. Construction of the Proposed Project would occur within the building envelope of the Approved Project and would not expand the building footprint nor require additional grading or excavation. Thus, the Proposed Project's construction-related air quality emissions would be within the scope of analysis of the Approved Project identified in the Certified EIR. The Proposed Project would further incorporate all applicable mitigation measures identified in the Certified EIR. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects.

Table 4, *Proposed Project Operational Emission Summary*, shows that the maximum daily operational-source criteria pollutant emissions generated by the Proposed Project. The Proposed Project's operational emissions would not exceed the regional thresholds of significance established by the SCAQMD for any criteria emissions.

**Table 4 Proposed Project Operational Emission Summary**

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	12.96	0.40	34.38	1.81E-03	0.19	0.19
Energy	0.34	2.99	2.02	0.02	0.23	0.23
Mobile	5.48	19.37	55.54	0.18	15.19	4.18
<b>Total Maximum Daily Emissions</b>	<b>18.78</b>	<b>22.76</b>	<b>91.93</b>	<b>0.20</b>	<b>15.61</b>	<b>4.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	12.96	0.40	34.38	1.81E-03	0.19	0.19
Energy	0.34	2.99	2.02	0.02	0.23	0.23
Mobile	5.41	19.77	54.69	0.17	15.19	4.18
<b>Total Maximum Daily Emissions</b>	<b>18.71</b>	<b>23.16</b>	<b>91.09</b>	<b>0.19</b>	<b>15.61</b>	<b>4.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Further, Table 5, *Operational Emission Comparison*, compares peak operational-source criteria pollutant emissions generated by the Proposed Project with peak operational-source criteria pollutant emissions generated by the Currently Approved One Broadway Plaza land uses. As indicated at Table 5, the Proposed Project would result in a net decrease in peak operational-source VOC, NO<sub>x</sub>, CO, and SO<sub>x</sub> emissions when compared to peak operational-source criteria pollutant emissions generated by the Approved Project. The Certified EIR disclosed that operational NO<sub>x</sub> emissions from the Approved Project would be significant and unavoidable. With the Proposed Project, NO<sub>x</sub> impacts would be reduced to a less than significant level. The Proposed Project's operational air quality emissions would be less than significant. The Proposed Project would reduce the significant and unavoidable impact relating to operational NO<sub>x</sub> to a less than significant level. Although PM<sub>10</sub> emissions go up slightly with the Proposed Project, they remain below AQMD's Significance Criteria. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. The Proposed Project would further incorporate all applicable

## 5. Environmental Analysis

mitigation measures identified in the Certified EIR. The Proposed Project would not require major revisions to the Certified EIR.

**Table 5 Operational Emission Comparison**

Operational Activities	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Proposed Project	18.78	23.16	91.93	0.20	15.61	4.61
Approved One Broadway Plaza	31.60	76.10	462.20	41.30	8.50	-
<b>Difference</b>	<b>-12.82</b>	<b>-52.94</b>	<b>-370.27</b>	<b>-41.10</b>	<b>7.11</b>	<b>N/A</b>

### c) Expose sensitive receptors to substantial pollutant concentrations?

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that the Approved Project would result in a less than significant impact relating to local carbon monoxide concentrations. The Certified EIR found that the Approved Project's CO emissions would be in compliance with the 1-hour and 8-hour state and federal standards. As discussed above, the construction of the Proposed Project would be within the envelope of the Approved Project. The Proposed Project would not expand the Approved Project's building footprint or require additional grading and excavation. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. The Proposed Project would not require major revisions to the Certified EIR.

### d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**No Impact.** The Initial Study to the Certified EIR found that the Approved Project's office and commercial uses would result in a less than significant impact to objectionable odors. According to SCAQMD, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities. The Proposed Project does not include any uses identified by the SCAQMD as being associated with odors and therefore would not produce objectionable odors. As such, the Proposed Project would have no impact related to objectionable odors. The Proposed Project would comply with SCAQMD Rule 402 to prevent occurrences of public nuisances (34). No changes or new information would require preparation of a subsequent EIR.

### 5.3.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strike through~~ for deleted text and **bold** for new, inserted text.

AQ-1 Use low-emission mobile construction equipment where feasible.

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- 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.
- 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. ~~This measure is already included in the particulate emission projections in the report.~~ Haul trucks leaving the site shall also have a minimum freeboard distance of 12", or cover payloads.
- AQ-4 Sweep streets if silt is carried over to adjacent public thoroughfares.
- AQ-5 Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.
- AQ-6 Suspend grading operations during first and second stage smog alerts.
- AQ-7 Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
- AQ-8 Maintain construction equipment engines by keeping them tuned.
- AQ-9 Where feasible use low sulfur fuel for stationary construction equipment.
- AQ-10 Where feasible utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
- AQ-11 Provide on-site power sources during the early stages of the project.
- AQ-12 Where feasible use low emission on-site stationary equipment (e.g. clean fuels).
- AQ-13 Spread soil binders on site, unpaved roads and parking areas.
- 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).
- 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).
- AQ-16 Schedule truck deliveries and pickups during off-peak hour.
- AQ-17 Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
- AQ-18 Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways.

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- AQ-19 Provide on-site services.
- AQ-20 Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- AQ-21 Install energy efficient street and parking lot lighting.
- 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 PM<sub>10</sub> emissions.
- AQ-23 Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.
- AQ-24 Provide local shuttle and transit shelters and ridematching services to comply with Advanced Transportation Technology ATT-02.
- AQ-25 Ensure efficient parking management.
- AQ-26 Provide preferential parking to high occupancy vehicles and shuttle services. Also, designate additional car pool or vanpool parking.
- AQ-27 Employers should provide variable work hours and telecommuting to employees to comply with Advanced Transportation Technology ATT-01.
- AQ-28 Provide dedicated parking spaces with electrical outlets for electrical vehicles.
- 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.
- AQ-30 Employers should provide compensation, prizes or awards to ridesharers.
- AQ-31 The City should synchronize traffic signals in the vicinity of the project site.
- AQ-32 Introduce window glazing, wall insulation, and efficient ventilation methods.

## 5.4 BIOLOGICAL RESOURCES

### 5.4.1 Summary of Previous Environmental Analysis

Biological Resources were addressed in the Approved Project's Initial Study. The Certified EIR identified the Project Site as being within an urbanized area. The Initial Study prepared for the Approved Project determined that Approved Project would not have a substantial adverse effect, either directly or through habitat modification on any species, identified as candidate, sensitive, or special status; on any riparian habitat or other



## 5. Environmental Analysis

sensitive natural community; or federally protected wetlands. The Approved Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildfire corridor or impede native wildlife nursery sites.

The Approved Project would not conflict with any local policies or ordinances protecting biological resources, since there are no significant biological resources on the Project Site. The Project Applicant would replace significant trees removed from the Project Site with new trees planned as part of the Approved Project's landscaping plan.

No adopted Habitat Conservation Plan, Natural Community Conservation, or other habitat conservation plan exist on the Project Site.

### 5.4.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					<b>X</b>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					<b>X</b>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					<b>X</b>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					<b>X</b>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>	

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					<b>X</b>

The Project Site and the surrounding area are located in an urban area. The Project Site is fully developed and/or disturbed with converted residences, a one story commercial building, and surface parking lots. The southern portion of the Project Site is currently under construction for the Approved Project.

### Comments:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The Project Site does not contain habitat for candidate, sensitive, or special status species. Therefore, the Proposed Project would have no impact on these types of species. No impact would occur and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** As analyzed in the Certified EIR, the Project Site is completely developed and/or disturbed and does not contain riparian habitat or other sensitive natural community. Therefore, the Proposed Project would have no impact on these communities and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The Project Site is not in proximity to, nor does it contain federally protected wetlands or a blue-line stream as defined by the Clean Water Act (USFWS 2020). Therefore, as with the Approved Project, implementation of the Proposed Project would not adversely affect wetlands. No impact would occur and no

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mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.** The Project Site is fully developed and/or disturbed and is located within an urbanized area. The Project Site and the surrounding area do not include wildlife habitat or native wildlife nursery sites. The Project Site is not located within a movement corridor for native fish or wildlife. As with the Approved Project, implementation of the Proposed Project would not affect these types of biological resources. No impact would occur and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would not result in new building square footage beyond the approved building envelope. As such, the Proposed Project would not result in the removal of any additional trees. Operation of the One Broadway Plaza project would be required to comply with the City's tree preservation ordinance (Chapter 33, Article VII of the Municipal Code). As with the Approved Project, implementation of the Proposed Project would not conflict with any local policies or ordinances protecting biological resources and no impact would occur. No mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** As with the Approved Project, the Proposed Project is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project Site is also within an urbanized area; and the Proposed Project would not result in construction of new building square footage beyond what was previously approved. As such, no impact to an adopted habitat conservation plan, NCPP, or other local, regional, or state habitat conservation plan would occur from implementation of the Proposed Project and no mitigation is necessary. Accordingly, no new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

### 5.4.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to biological resources are applicable to the Proposed Project.

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### 5.5 CULTURAL RESOURCES

#### 5.5.1 Summary of Previous Environmental Analysis

The Approved Project would result in the removal of several structures that are identified as historic resources by the City Register of Historical Property (SARHP), including 1007-1009 N. Broadway (Yale Apartments), 1015 N. Broadway (Twist-Basler House), 1109 N. Broadway (Koenig House). Additional structures listed on the SARHP would be retained and rehabilitated including 1103 N. Broadway (McNeill-Basler House), 1115-1117 N. Broadway (Macintosh Apartments), and 1211 N. Broadway (Kelley House). The property at 1205 N. Broadway (Walter Moore House) is also listed on the SARHP and would remain in its existing location; however, the house is considered out of the project and there are no plans to rehabilitate it. The Twist-Basler House, McNeill-Basler House, and Koenig House are eligible for listing on National and California Registers. The Certified EIR identifies mitigation measures to address the Approved Project's impact on the historic resources; however, the Approved Project would result in a significant and unavoidable impact to materially impairing historic resources.

The Certified EIR found that development of the Approved Project would have the potential to uncover archeological resources and human remains. With the incorporation of Mitigation Measures CR-5 through CR-8, impacts to archeological resources and human remains would be less than significant.

#### 5.5.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?					<b>X</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?					<b>X</b>
c) Disturb any human remains, including those interred outside of formal cemeteries?					<b>X</b>

The City maintains a local inventory of historic structures, the Santa Ana Register of Historic Properties (SARHP); the SARHP was last updated in February 3, 2020. The Project Site includes five properties listed on the Register of Historic Properties. These properties include the McNeill-Basler House (1103 N. Broadway, SARHP #52); Koenig House (1109 N. Broadway, SARHP #68); the Walter Moore House (1205 N. Broadway, SARHP #69); 1115-1117 N. Broadway (MacIntosh Apartments, SARHP #102); and Kelley House (1211 N.

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Broadway, SARHP #104). The SARHP notes that the Twist-Basler House/Basler Home is no longer at the Project Site and it was relocated to Cabrillo Park, Tennis Center (Santa Ana 2020).

### Comments:

**a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**

**No impact.** The Proposed Project amending the existing entitlements for the Approved Project to allow for the incorporation of residential uses within the approved office tower. The Proposed Project would not expand building square footage of the previously approved tower. As such, no changes proposed by the Proposed Project would result in new impacts to the historical resources on site. The Proposed Project would incorporate all identified mitigation measures. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**No impact.** The Proposed Project would not result in new excavations or other soil disturbances. Therefore, the Proposed Project would not have the possibility of uncovering or changing the significance of any archaeological resources. The Proposed Project would incorporate all identified mitigation measures. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

**c) Disturb any human remains, including those interred outside of formal cemeteries?**

**No impact.** The Proposed Project would not result in new excavation or other soil disturbances beyond what was approved under the Approved Project. Therefore, the Proposed Project would not have the possibility of disturbing any human remains. The Proposed Project would incorporate all identified mitigation measures. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

### 5.5.3 Adopted Mitigation Measures Applicable to the Proposed Project

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;

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- 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 demolished after they have been documented, as required in measure CR-2; and
- E. The length of this process shall endure for no more than 240 days from the date a demolition application is submitted.

### CR-2 Recordation of Historic Resources for 1007-1009 North Broadway (Yale Apartments).

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:

- 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;
- F. The report shall include copies or prints of any available original plans and historic photographs;

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- G. Archival stable reproductions of any available significant historic construction drawings and photographs; and
- H. Archival copies of the documentation shall be submitted to the City of Santa Ana.
- I. In addition to the documentation identified above, the documentation shall include:
  - 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.

Photographs must include a separate index and captions and photos should be black and white.

- J. All survey information must be performed by a person technically trained in HABS methods.

CR-3

Rehabilitation for National and California Register Eligible Resources at 1103 North Broadway (McNeill-Basler House).

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).

The following actions ensure compliance with the required Standards of Rehabilitation for proposed modifications to the structures at 1103 North Broadway:

- 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);
- 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
- 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.

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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.

These properties are all listed on the City of Santa Ana Register of Historical Property. Prior to any rehabilitation or modifications to the exteriors of these structures, other than painting, the project applicant must conform with the requirements of Ordinance No. NS-2338 (An Ordinance of the City Council of the City of Santa Ana Amending Chapter 30 of the Santa Ana Municipal Code Regarding Places of Historical and Architectural Significance).

Mitigation measure CR-3, above, requires compliance with the Secretary of the Interior's Standards for Rehabilitation for the proposed modifications to and rehabilitation of the structure at 1103 North Broadway Street. This satisfies the intent of Ordinance No. NS-2338 for this structure. For the remaining structures listed above, the following apply:

- A. Plans for modifications or rehabilitation to the exteriors of these structures must be approved by the Planning Commission prior to any changes to these structures. It is recommended that the Secretary's Standards for Rehabilitation be used to avoid any adverse effects to these recognized local historical resources; and
- B. The City of Santa Ana will document the rehabilitation program by establishing a monitoring program of the work, and shall require review and approval of the plans by a qualified architectural historian, and certification that the plans follow the design standards adopted by the City.

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.

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 deposition of remains will be coordinated by representatives of the property owner and the most likely descendent.



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### 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 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.

### CR-8 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.

### CR-9 Relocation for Resources Listed on the City of Santa Ana Register of Historical Property at 1015 North Broadway (Twist-Basler House).

The developer shall relocate the structure located at 1015 North Broadway to a City approved location. Further, the structure shall be placed on a permanent foundation, have all utility services connected/operational and be rehabilitated to City standards.

## 5.6 ENERGY

### 5.6.1 Summary of Previous Environmental Analysis

Energy was not analyzed as a topic in the prior One Broadway Plaza EIR but was addressed in the Utilities and Service Systems section of the Certified EIR. The Certified EIR found that the Approved Project would result in an increase demand for electricity and natural gas. The Certified EIR found that Southern California Edison (SCE) has sufficient capacity to meet the project-generated demand for electricity. The Approved Project would not require electricity services beyond those planned or readily available or a substantial expansion of existing facilities. The Certified EIR found that the construction-related impact on electric lines would not disrupt service and construction-related impacts would be temporary. The Certified EIR found that Southern California Gas Company would be served by an existing gas main, and the Approved Project would not require natural gas facilities beyond those planned or readily available or a substantial expansion of existing facilities. With coordination with SCGC, construction-related impacts on natural gas would not disrupt existing service. The Certified EIR determined that the Approved Project's impact on energy would be less than significant and implements mitigation measures to ensure coordination with SCE and SCGC and minimize damage to energy facilities during construction and the undergrounding of electrical lines.

### 5.6.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

## 5. Environmental Analysis

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				<b>X</b>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				<b>X</b>	

### Comments

**a) Result potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that the Approved Project would be adequately served by the existing electricity and natural gas infrastructure. The Approved Project would not require electricity or natural gas facilities beyond those planned or readily available or a substantial expansion of existing facilities. The Proposed Project would occur within the building envelope of the Approved Project. The Proposed Project would not increase the square footage of the approved building. Development of the Approved Project and Proposed Project would be required to comply with California energy efficiency standards. The Proposed Project would place residential units into a previously approved office tower with commercial uses. The inclusion of residential uses within the Approved Project would create mixed-use development would further promotes active transportation, such as walking, and reduces dependency on vehicles. Therefore, the Proposed Project would not be expected to result in wasteful, inefficient, or unnecessary consumption of energy resources. As a result, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects related, no change or new information would require preparation of a subsequent EIR.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

Energy consumption of new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR) which establishes “energy budgets” and efficiency standards that regulate heating, cooling, ventilation, water heating, and lighting. The Proposed Project’s electric and natural gas consumption would be in accordance with State and City regulations and practices. As such, the Proposed Project, as with the Approved Project would be considered consistent with the goals and policies of the City’s Conservation Element (1982) and Energy Element (1982). Impacts

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would be less than significant and no change or new information would require preparation of a subsequent EIR.

### 5.6.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to energy are applicable to the Proposed Project.

## 5.7 GEOLOGY AND SOILS

### 5.7.1 Summary of Previous Environmental Analysis

The Certified EIR found that the development of the Approved Project would change the topography of the site; however, this would not result in a significant impact since the change would be covered by buildings constructed on the site. The soils on the site are classified as a single soil association and are relatively uniform in composition of Mocho association, including loam, clay loam, and similar soil types. Geotechnical testing indicated that the soils have low expansivity and mostly overconsolidated. The soils on the Project Site were determined to be adequate for building and do not pose a constraint for the land uses proposed as part of the Approved Project. The Certified EIR found that the Approved Project would impact existing topography and soils at the Project Site and incorporates mitigation measures to ensure that impacts are less than significant.

The Approved Project does not include septic tanks; and no further discussion was required.

The Certified EIR determined that a less than significant impact would occur with regards to groundshaking, liquefaction, and surface fault rupture. The Certified EIR identifies a mitigation measure to ensure that the Approved Project would comply with the seismic design provisions of the Final Geology and Soils Report and the Uniform Building Code to promote safety in the event of an earthquake. The Initial Study analyzed landslides and determined that the Project Site and surrounding areas are relatively flat and developed. Construction of the Approved Project would create dust, which would be reduced to a less than significant level with the incorporation of a mitigation measure in place to control dust.

Paleontological resources were analyzed as part of the Cultural Resources section in the Initial Study prepared for the Approved Project. The Initial Study determined that the Approved Project's impact to paleontological resources and unique geologic features would be less than significant as the Project Site is currently developed and no prior discoveries of paleontological resources have occurred.

### 5.7.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

## 5. Environmental Analysis

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					<b>X</b>
ii) Strong seismic ground shaking?				<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?					<b>X</b>
iv) Landslides?					<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?					<b>X</b>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				<b>X</b>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2013), creating direct or indirect substantial risks to life or property?				<b>X</b>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?					<b>X</b>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					<b>X</b>

No known fault traces are located in the City of Santa Ana (DOC 2020). The Project Site is not located within a zone of potential liquefaction nor landslides (DOC 1998). Like most of the surrounding area, the Project Site is flat and developed and is not subject to landslides or substantial erosion.

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### Comments:

a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**No Impact.** As analyzed in the Certified EIR, no active or potentially active faults cross or project into the Project Site. Fault rupture is not expected to impact the Project Site. No impact would occur, and no changes or new information would require preparation of a subsequent EIR.

ii) **Strong seismic ground shaking?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.** As discussed in the Certified EIR, seismic hazard from ground shaking is typical of Southern California. The Proposed Project, similar to the Approved Project, would be designed in accordance with the seismic design provisions of the Uniform Building Code to promote maximum safety in the event of an earthquake. Similar to the Approved Project, the Proposed Project would comply with Mitigation Measure G-4. Impacts would be less than significant and no changes or new information would require preparation of a subsequent EIR.

iii) **Seismic-related ground failure, including liquefaction?**

**No Impact.** As discussed in the Certified EIR, the Project Site is not located within a liquefaction zone (DOC 1998). Therefore, the Proposed Project would not result in any new impacts or increase the severity of impacts with respect to liquefaction compared to the Approved Project and impacts would remain less than significant.

iv) **Landslides?**

**No Impact.** the Project Site is not located within an earthquake-induced landslide zone (DOC 1998). The Project Site is generally flat and located within an urbanized area. No impact is anticipated, and no mitigation is required. No changes or new information from the Proposed Project would require the preparation of a subsequent EIR.

b) **Result in substantial soil erosion or the loss of topsoil?**

**No Impact.** The Proposed Project does not increase building area nor construct additional floor area. The Proposed Project would occur within the Approved Project's building envelope. As such, the Proposed Project would not result in the soil erosion or loss of topsoil. The Proposed Project would comply with identified mitigation measures. There are no substantial changes in the circumstances, or new information that was not

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known and could not have been known at the time of the adoption of the Approved Project that would require the preparation of a subsequent EIR.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As under the Approved Project, the Proposed Project is not located on sensitive or unstable soil. As with the Approved Project, the Proposed Project would comply with Mitigation Measure G-1 and a less than significant impact would occur. There are no substantial changes in the circumstances, or new information that was not known and could not have been known at the time of the adoption of the Approved Project that would require the preparation of a subsequent EIR.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2013), creating direct or indirect substantial risks to life or property?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that the soils on site have low expansivity potential. The Proposed Project does not include any additional building square footage and therefore would not require additional grading or earthwork. Pursuant to Mitigation Measure G-2, prior to acquiring a grading permit for construction, the developer would be required to prepare a Final Geology and Soils report to specially assess shrink-swell potential of potentially expansive soils on site and incorporate the recommendations outlined in the report. The Proposed Project would comply with identified mitigation measures. There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the Approved Project that would require the preparation of a subsequent EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** As under the Approved Project, implementation of the Proposed Project would not involve the construction or use of septic tanks or other alternative wastewater disposal system. No impact would occur, and no changes or new information would require preparation of a subsequent EIR.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** The Proposed Project would not increase building area nor require additional earthwork activities. The Proposed Project would occur within the Approved Project's building envelope. Therefore, the Proposed Project would not directly or indirectly destroy paleontological resources or site or unique geologic feature. There are no substantial changes in the circumstances, or new information that was not known and could not have been known at the time of the adoption of the Approved Project that would require the preparation of a subsequent EIR.

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### 5.7.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~struckthrough~~ for deleted text and **bold** for new, inserted text.

- G-1 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.
- G-2 Prior to acquiring a grading permit for project construction, the developer will prepare a Final Geology and Soils Report, to specifically assess the following:
- 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.

The recommendations from the Final Geology and Soils Report will be incorporated into the grading plan for the project.

- G-3 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.
- G-4 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.
- G-5 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

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Groundwater Basin and will incorporate measures identified by those agencies in the final design and construction specifications for the project.

### 5.8 GREENHOUSE GAS EMISSIONS

#### 5.8.1 Summary of Previous Environmental Analysis

The Certified EIR did not analyze Greenhouse Gas Emissions.

#### 5.8.2 Impacts Associated with the Proposed Project

##### Regulatory Setting

###### *Federal Laws*

The U.S. Environmental Protection Agency (EPA) announced on December 7, 2009, that GHG emissions threaten the public health and welfare of the American people and that GHG emissions from on-road vehicles contribute to that threat. The EPA's final findings respond to the 2007 U.S. Supreme Court decision that GHG emissions fit within the Clean Air Act definition of air pollutants. The findings do not in and of themselves impose any emission reduction requirements but allow the EPA to finalize the GHG standards proposed in 2009 for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation (EPA 2009).

The EPA's endangerment finding covers emissions of six key GHGs—CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, hydrofluorocarbons, perfluorocarbons, and SF<sub>6</sub>—that have been the subject of scrutiny and intense analysis for decades by scientists in the United States and around the world (the first three are applicable to the Proposed Project).

In response to the endangerment finding, the EPA issued the Mandatory Reporting of GHG Rule that requires substantial emitters of GHG emissions (large stationary sources, etc.) to report GHG emissions data. Facilities that emit 25,000 metric tons (MT) or more of CO<sub>2</sub> per year are required to submit an annual report.

###### *State Laws*

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in Executive Order S-03-05, Executive Order B-30-15; Assembly Bill (AB) 32; Senate Bill (SB) 32; and SB 375. In addition to the regulations discussed below, the State of California has a number of laws relating to GHG in different sectors, including transportation, renewable energy portfolio, energy efficiency, and water efficiency.

###### *Executive Order S-03-05*

Executive Order S-03-05, signed June 1, 2005, set the following GHG reduction targets for the state:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050



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### ***Assembly Bill 32, the Global Warming Solutions Act (2006)***

Current State of California guidance and targets for reductions in GHG emissions are generally embodied in AB 32. AB 32 was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction goals established in Executive Order S-03-05.

### ***Executive Order B-30-15***

Executive Order B-30-15, signed April 29, 2015, sets a goal of reducing GHG emissions in the state to 40 percent below 1990 levels by year 2030. Executive Order B-30-15 also directs CARB to update the Scoping Plan to quantify the 2030 GHG reduction goal for the state and requires state agencies to implement measures to meet the interim 2030 goal as well as the long-term goal for 2050 in Executive Order S-03-05. It also requires the Natural Resources Agency to conduct triennial updates of the California adaptation strategy, Safeguarding California, in order to ensure climate change is accounted for in state planning and investment decisions.

### ***Senate Bill 32 and Assembly Bill 197***

In September 2016, Governor Brown signed Senate Bill 32 and Assembly Bill 197, making the Executive Order goal for year 2030 into a statewide, mandated legislative target. AB 197 established a joint legislative committee on climate change policies and requires the CARB to prioritize direction emissions reductions rather than the market-based cap-and-trade program for large stationary, mobile, and other sources.

### ***2017 Climate Change Scoping Plan***

Executive Order B-30-15 and SB 32 required CARB to prepare another update to the Scoping Plan to address the 2030 target for the state. On December 24, 2017, CARB approved the 2017 Climate Change Scoping Plan Update, which outlines potential regulations and programs, including strategies consistent with AB 197 requirements, to achieve the 2030 target. The 2017 Scoping Plan establishes a new emissions limit of 260 MMTCO<sub>2e</sub> for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030 (CARB 2017).

California's climate strategy will require contributions from all sectors of the economy, including enhanced focus on zero- and near-zero emission (ZE/NZE) vehicle technologies; continued investment in renewables such as solar roofs, wind, and other types of distributed generation; greater use of low carbon fuels; integrated land conservation and development strategies; coordinated efforts to reduce emissions of short-lived climate pollutants (methane, black carbon, and fluorinated gases); and an increased focus on integrated land use planning to support livable, transit-connected communities and conserve agricultural and other lands. Requirements for GHG reductions at stationary sources complement local air pollution control efforts by the local air districts to tighten criteria air pollutants and TACs emissions limits on a broad spectrum of industrial sources. Major elements of the 2017 Scoping Plan framework include:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZE buses and trucks;
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030).

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- Implementation of SB 350, which expands the Renewables Portfolio Standard (RPS) to 50 percent RPS and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency and utilizes near-zero emissions technology and deployment of ZE trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy, which focuses on reducing methane and hydrofluorocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- Continued implementation of SB 375.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

In addition to the statewide strategies listed above, the 2017 Climate Change Scoping Plan also identified local governments as essential partners in achieving the state's long-term GHG reduction goals and recommended local actions to reduce GHG emissions—for example, statewide targets of no more than 6 MTCO<sub>2e</sub> or less per capita by 2030 and 2 MTCO<sub>2e</sub> or less per capita by 2050. CARB recommends that local governments evaluate and adopt robust and quantitative locally appropriate goals that align with the statewide per capita targets and sustainable development objectives and develop plans to achieve the local goals. The statewide per capita goals were developed by applying the percent reductions necessary to reach the 2030 and 2050 climate goals (i.e., 40 percent and 80 percent, respectively) to the state's 1990 emissions limit established under AB 32. For CEQA projects, CARB states that lead agencies have discretion to develop evidenced-based numeric thresholds (mass emissions, per capita, or per service population) consistent with the Scoping Plan and the state's long-term GHG goals. To the degree a project relies on GHG mitigation measures, CARB recommends that lead agencies prioritize on-site design features that reduce emissions, especially from vehicle miles traveled (VMT), and direct investments in GHG reductions within the project's region that contribute potential air quality, health, and economic co-benefits. Where further project design or regional investments are infeasible or not proven to be effective, CARB recommends mitigating potential GHG impacts through purchasing and retiring carbon credits.

The Scoping Plan scenario is set against what is called the business-as-usual yardstick—that is, what would the GHG emissions look like if the state did nothing at all beyond the policies that are already required and in place to achieve the 2020 limit. It includes the existing renewables requirements, advanced clean cars, the “10 percent” LCFS, and the SB 375 program for more vibrant communities, among others. However, it does not include a range of new policies or measures that have been developed or put into statute over the past two years. Known commitments are expected to result in emissions that are 60 MMTCO<sub>2e</sub> above the target in 2030. If the estimated GHG reductions from the known commitments are not realized due to delays in implementation or technology deployment, the post-2020 Cap-and-Trade Program would deliver the additional GHG reductions in the sectors it covers to ensure the 2030 target is achieved.

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### ***Senate Bill 375***

In 2008, SB 375, the Sustainable Communities and Climate Protection Act, was adopted to connect the GHG emissions reductions targets established in the 2008 Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce VMT and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPOs). The Southern California Association of Governments (SCAG) is the MPO for the Southern California region, which includes the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial.

Pursuant to the recommendations of the Regional Transportation Advisory Committee, CARB adopted per capita reduction targets for each of the MPOs rather than a total magnitude reduction target. SCAG's targets are an 8 percent per capita reduction from 2005 GHG emission levels by 2020 and a 13 percent per capita reduction from 2005 GHG emission levels by 2035 (CARB 2010). The 2020 targets are smaller than the 2035 targets because a significant portion of the built environment in 2020 has been defined by decisions that have already been made. In general, the 2020 scenarios reflect that more time is needed for large land use and transportation infrastructure changes. Most of the reductions in the interim are anticipated to come from improving the efficiency of the region's transportation network. The targets would result in 3 MMTCO<sub>2e</sub> of reductions by 2020 and 15 MMTCO<sub>2e</sub> of reductions by 2035. Based on these reductions, the passenger vehicle target in CARB's Scoping Plan (for AB 32) would be met (CARB 2010).

### ***2017 Update to the SB 375 Targets***

CARB is required to update the targets for the MPOs every eight years. In June 2017, CARB released updated targets and technical methodology and recently released another update in February 2018. The updated targets consider the need to further reduce VMT, as identified in the 2017 Scoping Plan Update, while balancing the need for additional and more flexible revenue sources to incentivize positive planning and action toward sustainable communities. Like the 2010 targets, the updated SB 375 targets are in units of percent per capita reduction in GHG emissions from automobiles and light trucks relative to 2005. This excludes reductions anticipated from implementation of state technology and fuels strategies and any potential future state strategies such as statewide road user pricing. The proposed targets call for greater per capita GHG emission reductions from SB 375 than are currently in place, which for 2035, translate into proposed targets that either match or exceed the emission reduction levels in the MPOs' currently adopted SCSs. As proposed, CARB staff's proposed targets would result in an additional reduction of over 8 MMTCO<sub>2e</sub> in 2035 compared to the current targets. For the next round of SCS updates, CARB's updated targets for the SCAG region are an 8 percent per capita GHG reduction in 2020 from 2005 levels (unchanged from the 2010 target) and a 19 percent per capita GHG reduction in 2035 from 2005 levels (compared to the 2010 target of 13 percent) (CARB 2018). CARB adopted the updated targets and methodology on March 22, 2018. All SCSs adopted after October 1, 2018 are subject to these new targets.

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### *SCAG's RTP/SCS*

SB 375 requires each MPO to prepare an SCS in their regional transportation plan. For the SCAG region, the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted on April 7, 2016, and is an update to the 2012 RTP/SCS (SCAG 2016). SCAG recently released the 2020-2045 RTP/SCS (Draft Connect SoCal Plan) on November 7, 2019. In general, the SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce vehicle miles traveled (VMT) from automobiles and light duty trucks and thereby reduce GHG emissions from these sources.

The 2016-2040 RTP/SCS projects that the SCAG region will meet or exceed the passenger per capita targets set in 2010 by CARB. It is projected that VMT per capita in the region for year 2040 would be reduced by 7.4 percent with implementation of the 2016-2040 RTP/SCS compared to a no-plan year 2040 scenario. Under the 2016-2040 RTP/SCS, SCAG anticipates lowering GHG emissions 8 percent below 2005 levels by 2020, 18 percent by 2035, and 21 percent by 2040. The 18 percent reduction by 2035 over 2005 levels represents a 2 percent increase in reduction compared to the 2012 RTP/SCS projection. Overall, the SCS is meant to provide growth strategies that will achieve the aforementioned regional GHG emissions reduction targets. Land use strategies to achieve the region's targets include planning for new growth around high quality transit areas and livable corridors and creating neighborhood mobility areas to integrate land use and transportation and plan for more active lifestyles (SCAG 2016). However, the SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS; instead, it provides incentives to governments and developers for consistency.

### Methodology

Urban Crossroads prepared a memorandum reviewing Air Quality and Greenhouse Gas Emissions for the Proposed Project (AQ/GHG Memo) dated April 16, 2020. The AQ/GHG Memo is contained in Appendix A. The Certified EIR did not quantify GHG emissions. As such, GHG emissions for the Approved Project and Proposed Project were calculated employing the California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				<b>X</b>	

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				<b>X</b>	

### Comments:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

### Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

Both the Approved Project and the Proposed Project would contribute to global climate change through direct emissions of GHG from onsite area sources and vehicle trips generated by the One Broadway Plaza development, and indirectly through offsite energy production required for onsite activities, water use/wastewater generation, and waste disposal. The AQ/GHG Memo prepared by Urban Crossroads compares the greenhouse gas emissions from the Approved Project and the Proposed Project.

The estimated GHG emissions for the currently approved land uses are summarized on Table 6. As shown on Table 6, Approved One Broadway Plaza land uses would generate a total of approximately 10,009.23 MTCO<sub>2e</sub> per year. As shown on Table 7, Proposed Project would generate a total of approximately 5,795.27 MTCO<sub>2e</sub> per year.

**Table 6 Currently Approved One Broadway Plaza Land Uses GHG Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2e</sub>
Area	0.01	4.00E-05	0.00	0.01
Energy	3,072.67	0.12	0.03	3,084.87
Mobile Sources	5,901.29	0.26	0.00	5,907.81
Waste	109.03	6.44	0.00	270.11
Water Usage	641.58	3.23	0.08	746.43
<b>Total CO<sub>2e</sub> (All Sources)</b>				<b>10,009.23</b>

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**Table 7 Proposed Project GHG Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> e
Area	6.99	6.83E-03	0.00	7.17
Energy	2,278.04	0.08	0.03	2,287.63
Mobile Sources	2,759.07	0.13	0.00	2,762.31
Waste	87.72	5.18	0.00	217.32
Water Usage	447.46	2.26	0.06	520.84
<b>Total CO<sub>2</sub>e (All Sources)</b>				<b>5,795.27</b>

Based on greenhouse gas emissions generated by the Proposed Project compared to the Approved Project, the Proposed Project would result in a net decrease 4,213.96 MTCO<sub>2</sub>e per year in greenhouse gas emissions (approximately 42 percent less). Therefore, the Proposed Project would not result in new or substantively different or substantively increased GHG emissions impacts than the emissions associated with the Approved Project. The project-related greenhouse gas emissions are considered less than significant. There are no substantial changes in the circumstances, or new information that would require the preparation of a subsequent EIR.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is Assembly Bill (AB) 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. Executive Order B-30-15 and Senate Bill (SB) 32 further established a new emissions limit of 260 MMTCO<sub>2</sub>e for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the Low Carbon Fuel Standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the Proposed Project does not conflict with those plans and regulations.

### 5.8.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to greenhouse gas emissions were identified in the Certified EIR.

## 5.9 HAZARDS AND HAZARDOUS MATERIALS

### 5.9.1 Summary of Previous Environmental Analysis

The Certified EIR determined that during the construction of the Approved Project the accident prevention and containment are the responsibility of the construction contractors, and provisions to manage hazardous materials and waste are a standard component of construction plans. Further, the Approved Project would be

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required to comply with NPDES Permit requirements and implement best management practices to ensure the proper handling of hazardous materials and to contain and clean up accidental releases. Construction of the Approved Project would temporarily increase the transport of hazardous substances, such as vehicle fuels and paints. Further, the construction of the Approved Project would demolish buildings that likely contain asbestos-containing materials and lead-based paint.

The Phase I Environmental Site Assessment (ESA) prepared for the Approved Project determined that there are no unusual hazardous conditions at the Project Site.

The Certified EIR determined that the operation of the Approved Project would include minimal hazardous material use and waste. The presence of chemicals onsite, if not properly stored or handled could expose site occupants to hazardous materials. The Certified EIR determined that the potential for significant adverse impacts to offsite uses is unlikely given the nature and limited amount of materials. Compliance with regulatory measures, including the preparation of a Hazardous Materials Management Plan, would reduce impacts of hazardous materials during the operation of the project.

The Certified EIR determined that the demolition of buildings on-site may contain asbestos materials and lead-based paint. Hazardous materials could be used in the construction and operation of the Approved Project. Mitigation measures would reduce these impacts to a less than significant level.

The Initial Study for the Certified EIR determined that the Project Site is not within a two-mile radius of a public airport and no private airstrips are located in the vicinity of the Project Site. The Certified EIR addressed the Approved Project's impact to air transportation in the Transportation and Traffic section. The Project Site is located outside of the Accident Potential Zone for the John Wayne Airport. The Certified EIR determined that the Approved Project would be required to comply with FAA Part 77 regulations.

The Initial Study for the Approved Project determined that the Project Site is located in an urbanized area and would not be subject to wildland fires.

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### 5.9.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				<b>X</b>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				<b>X</b>	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?					<b>X</b>



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### Comments:

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As with the Approved Project, the construction and operation of the Proposed Project would involve the use, transport, and disposal of typical hazardous materials used in the construction and operation of residential uses. For example, construction of the Proposed Project would use vehicle fuel for the construction equipment, paints, and solvents and the operation of the Proposed Project would involve typical household cleaning supplies. As with the Approved Project, the Proposed Project would implement Mitigation Measure HZ-3 to ensure compliance with applicable federal, state, and local regulations for the use of hazardous materials and generation of hazardous wastes. The Proposed Project would result in a less than significant impact. The Proposed Project would follow existing regulations and would not result in any new or more severe impacts that would require the preparation of a subsequent EIR.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that the demolition of existing structures on site could result in the accidental release of asbestos containing materials (ACMs) and lead-based paint. The Certified EIR implements Mitigation Measures HZ-1 and HZ-2 to address ACMs and lead-based paint. The Proposed Project would not demolish any buildings, since the Proposed Project would occur within the approved office tower.

As discussed above, the Proposed Project would involve the handling of hazardous materials that are typical of construction and operation of residential uses. As with the Approved Project, the handling of hazardous materials is regulated by state and federal laws. The Proposed Project would not involve the use of materials in a manner that poses any substantial hazards to people, or to animal or plant populations. In order to address the use and handling of hazardous materials, the Proposed Project would implement identified mitigation measures. Potential impacts relating to the release of hazardous materials would be less than significant. The Proposed Project would not result in any new or more severe impacts that would require the preparation of a subsequent EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As stated in the Certified EIR, the potential for significant adverse impact to offsite uses, including the adjacent High School of the Arts and Willard Junior High School (approximately 0.25 miles west), is unlikely given the nature and amount of hazardous materials that would be used on site. As with the Approved Project, the Proposed Project would not create a significant adverse impact to schools, including the Orange County Education Arts Academy, El Sol Academy, High School of the Arts and Willard Junior High School. The handling and transport of hazardous materials would be conducted in compliance with all applicable federal,

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State, and local laws and regulations regarding hazardous waste. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effect and would not require the preparation of a subsequent EIR.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Phase I ESA prepared for the Approved Project determined that there are no unusual hazardous conditions at the Project Site. A review of the State Water Resources Control Board's Geotracker and the Department of Toxic Substances Control's EnviroStor databases indicate that there are no cleanup sites on the Project Site (SWRCB 2020, DTSC 2020). Further, a review of US Environmental Protection Agency's EJSCREEN mapping tool shows no hazardous waste sites on the Project Site (USEPA 2019). The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effect and would not require the preparation of a subsequent EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As discussed in the Certified EIR, the Approved Project would be required to comply with FAA regulations and file Form 7460-1 for buildings exceeding 200 feet in height. The Proposed Project would not increase the height of the Approved Project nor add new building area. Therefore, this impact would remain less than significant and the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effect and would not require the preparation of a subsequent EIR.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Initial Study for the Approved Project states that there are no designated emergency evacuation routes in the City. The Public Services Section of the Certified EIR determined that the Approved Project would incorporate fire access roadway requirements of the California Fire Code. For the Approved Project, SAFD required an additional traffic signal at the intersections of Broadway Street and 10<sup>th</sup> Street, Broadway Street and Washington Avenue, and Sycamore Street and Washington Avenue as well as any intersection updates to accommodate traffic for the Approved Project. Since these intersections are already signalized an emergency vehicle preemption detector can be installed as part of the Approved Project (refer to Mitigation Measure PS-8 below). Further, as discussed in Section 5.15, Public Services, the Proposed Project would implement all identified mitigation measures which would ensure that the Proposed Project would result in a less than significant impact to police protection and fire and emergency services. These mitigation measures would further ensure that the Proposed Project would not impair the implementation of an emergency response plan. This impact would be less than significant, and the Proposed Project would not create a new significant impact

## 5. Environmental Analysis

or a substantial increase in the severity of previously identified effect and would not require the preparation of a subsequent EIR.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact.** The Project Site is located in a dense urban environment and is surrounded by existing development. There are no wildland areas, nor wildland interface areas located in the vicinity. As with the Approved Project, implementation of the Proposed Project would not be affected or affect wildland fires. No impact would occur and no changes or new information would require preparation of a subsequent EIR.

### 5.9.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strike through~~ for deleted text and **bold** for new, inserted text.

- HZ-1            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.
- HZ-2            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 reports already prepared by the contractor to satisfy Cal-OSHA worker safety requirements may be submitted to fulfill this mitigation measure.
- 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.

## 5.10 HYDROLOGY AND WATER QUALITY

### 5.10.1 Summary of Previous Environmental Analysis

The Certified EIR determined that construction and operation of the Approved Project may generate surface runoff with pollutants that could impact area receiving waters. The Approved Project would be required to prepare a Storm Water Pollution Prevention Plan, a Water Quality Management Plan, and a NPDES permit. The Certified EIR found that development of the Approved Project would result in a moderate increase in impervious surfaces on site. The project developer would regrade the Project Site so that flows drain into the existing storm drain system that exists adjacent to the Project Site. Appropriate drainage facilities would be constructed as part of the Approved Project. Identified mitigation measures would result impacts to less than significant level.

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The Certified EIR (Geology and Soils Section) found that the depth of groundwater in the vicinity of the Project Site is 80 to 85 feet below ground surface. The Approved Project would require foundation piles that could extend to depths of 60 to 80 feet below ground surface, which could extend into the groundwater. The Certified EIR identified a mitigation measure would reduce impacts to groundwater to a less than significant level.

The Initial Study prepared for the Certified EIR found that the Project Site is not near a large body of water that would generate tsunamis or seiches. The Certified EIR determined that the Project Site is outside of an area that could flood. The Approved Project would not result in significant adverse impacts related to placement of structures in a flood zone.

### 5.10.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				<b>X</b>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				<b>X</b>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) result in a substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?				<b>X</b>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				<b>X</b>	

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				<b>X</b>	

### Comments:

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that construction and operation of the Approved Project may generate surface runoff with pollutants that could impact area receiving waters. The Approved Project would be required to prepare a SWPPP, WQMP, and NPDES permit. Construction and operation of the Proposed Project would comply with the SWPPP, WQMP, and NPDES permit for the Approved Project. The Proposed Project would not increase development floor area nor impervious surfaces. The Proposed Project would comply with identified mitigation measures. As such, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects and would not require the preparation of a subsequent EIR.

The Certified EIR (Geology and Soils section) identifies Mitigation Measure G-5 to address the intrusion of the Approved Project's foundation piles into the groundwater. Mitigation Measure G-5 would ensure that the Approved Project's foundation piles would result in a less than significant impact regarding the introduction of contaminants into the groundwater. The Proposed Project would comply with all identified mitigation measures.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would not expand the approved building square footage nor increase impervious surfaces. As such implementation of the Proposed Project would not decrease groundwater supplies or interfere with groundwater recharge. The Proposed Project would not create a new significant impact nor a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) result in a substantial erosion or siltation on- or off-site; (ii) substantially increase the**

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**rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?**

### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would not develop new floor area nor increase impervious surfaces. As such implementation of the Proposed Project would not alter existing drainage pattern of the site nor the project area. The Proposed Project would not alter the course of a stream or river. The Proposed Project would not create a new significant impact nor a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### **d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Initial Study for the Certified EIR determined that the Project Site is not near any large bodies of water that could generate tsunamis or seiches. The Certified EIR determined that the Project Site is outside the area that could be inundated by flood water. While the Project Site is not within a flood area, the Project Site may be exposed to street flooding during period of heavy rain due to deficient storm drains. The Certified EIR provides mitigation measures to address storm drain capacity. Since the Proposed Project would not increase the development floor area nor impervious surfaces on the Project Site, the Proposed Project would result in a less than significant impact to flood hazard and inundation. The Proposed Project would comply with the SWPPP, WQMP, and NPDES permit and implement all identified mitigation measures. A less than significant impact would occur.

### **e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would not construct new floor area nor increase impervious surfaces. Construction and operation of the Proposed Project would comply with the SWPPP, WQMP, and NPDES permit. Further, the Proposed Project would comply with Mitigation Measures W-1 through W-8. Therefore, the Proposed Project would not conflict with or obstruct the implementation of a water quality control plan and would not impact groundwater. A less than significant impact would occur.

## **5.10.3 Adopted Mitigation Measures Applicable to the Proposed Project**

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strike through~~ for deleted text and **bold** for new, inserted text.

W-1                      Prior to issuance of a grading permit for the project:

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- 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.

- 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.
- 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.
- 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.
- 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.
- W-6 Prior to the issuance of the first building permit, the Project Developer shall pay the City's drainage area impact fee.
- 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.
- 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.

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### 5.11 LAND USE AND PLANNING

#### 5.11.1 Summary of Previous Environmental Analysis

The Certified EIR concluded that the Approved Project would be compatible with existing land uses in the project area. The Certified EIR discussed the Approved Project's consistency with the City of Santa Ana General Plan (1982), Midtown Specific Plan (1996), Santa Ana Redevelopment Plan, and the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Regional Transportation Plan. The Certified EIR found that the Approved Project is consistent with the Santa Ana Redevelopment Plan and SCAG's Regional Comprehensive Plan and Regional Transportation Plan. With approval of requested entitlements, the Approved Project would not be in conflict with the General Plan and the Midtown Specific Plan. The Approved Project is located within an already developed area and would not physically divide an established community and would not conflict with any applicable habitat conservation plans or natural community conservation plan (both topics were scoped out in the Initial Study for the Approved Project). The Certified EIR determined that the Approved Project would result in a less than significant impact and no mitigation measures are required.

#### 5.11.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Physically divide an established community?				X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	

#### Comments:

##### a) Physically divide an established community?

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would amend the existing entitlements to allow for up to 415 residential units within an approved 37-story office tower. The Proposed Project's residential units would occur within the envelope of the Approved Project; the Proposed Project would not result in an expansion of the building footprint or in new development beyond what was analyzed in the Certified EIR. The Proposed Project would not create a



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new significant impact or a substantial increase in the severity of previously identified effects and impacts would remain less than significant.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The majority of the Project Site is currently zoned SD-75, One Broadway Plaza Specific Development District with a corresponding land use designation of One Broadway Plaza District Center. One parcel on the Project Site (APN: 398-561-03; located at 1205 N. Broadway) is currently zoned Midtown Specific Plan (SP3) with a General Plan Land Use designation of Professional & Administration Office. The SD-75 zone and One Broadway Plaza District Center land use designation do not allow for residential uses. With approval of the entitlement requests to amend the SD-75 zoning and OBPDC land use designation, the proposed project would not conflict with the SD-75 zoning and OBPDC land use designation on site. No change would occur to the parcel with APN 398-561-03, which is zoned Midtown Specific Plan (SP3) with a General Plan Land Use designation of Professional & Administration Office.

With the zone text amendment and general plan amendment, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In addition, as described in this Addendum, no significant impacts are associated with the Proposed Project. Therefore, impacts related to land use would remain less than significant and no changes or new information would require preparation of a subsequent EIR.

### 5.11.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to land use and planning were identified in the Certified EIR.

## 5.12 MINERAL RESOURCES

### 5.12.1 Summary of Previous Environmental Analysis

As referenced in the Certified EIR, the Initial Study determined that no mineral resources exist on the Project Site, and the Approved Project would not result in the loss of availability of known mineral resources that would be of state, regional or local value. No additional analysis was required in the EIR.

### 5.12.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?					<b>X</b>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					<b>X</b>

For the purpose of CEQA analysis, mineral resources refer to aggregate resources that consist of sand, gravel, and crushed rock. Aggregate resources provide bulk and strength in construction materials such as portland cement and asphaltic concrete. Other nonfuel mineral resources include metals such as gold, silver, iron, and copper and industrial metals such as boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone.

The California Geological Survey (CGS) classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act (SMARA) of 1975. The State Geologist is responsible for classifying areas within California that are subject to urban expansion or other irreversible land uses. SMARA also allowed the State Mining and Geology Board (SMGB), after receiving classification information from the State Geologist, to designate lands containing mineral deposits of regional or statewide significance. Classification into MRZ is completed by the State Geologist in accordance with the SMGB's priority list and according to the presence or absence of significant mineral resources.

Of the four MRZ categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by SMGB as being "regionally significant." Such designations require that a lead agency's land use decisions involving designated areas be made in accordance with its mineral resource management policies (if any exist) and that it consider the importance of the mineral resource to the region or the state as a whole, not just to the lead agency's jurisdiction. The MRZ-1 zone depicts areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. MRZ-3 indicates areas of undetermined mineral resource significance.

## 5. Environmental Analysis

### Comments:

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**No Impact.** The Proposed Project's residential units would occur within the envelope of the Approved Project; the Proposed Project would not result in an expansion of the building footprint or in new development beyond what was analyzed in the Certified EIR. Therefore, the Proposed Project would not result in any new impacts to mineral resources. No impact would occur and no changes or new information would require preparation of a subsequent EIR.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** The Land Use Element states that there are no significant mineral aggregate resource areas designations within the City (City of Santa Ana 1998). The Proposed Project's residential units would occur within the envelope of the Approved Project; the Proposed Project would not result in an expansion of the building footprint or in new development beyond what was analyzed in the Certified EIR. Therefore, the Proposed Project would not result in any new impacts to mineral resources. No impact would occur and no changes or new information would require preparation of a subsequent EIR.

### 5.12.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to mineral resources were identified in the Certified EIR.

## 5.13 NOISE

### 5.13.1 Summary of Previous Environmental Analysis

The Certified EIR determined that the construction of the Approved Project could generate noise levels that exceed noise standards established by the City of Santa Ana noise thresholds. However, the implementation of identified mitigation measures would reduce temporary construction noise impacts to a less than significant level. Operation of the Approved Project, including use of the parking structure, operational noise due to project traffic, and potential helipad noise, would result in a less than significant impact. The Certified EIR determined that the Approved Project's contribution to future traffic noise is insignificant. The Certified EIR found the Approved Project may experience future traffic noise levels in excess of the City's noise threshold and identifies Mitigation Measure N-3 to ensure that the on-site commercial buildings would keep outside noise from entering the interior of these buildings.

The Initial Study to the Certified EIR determined that because the Proposed Project is not located within an airport land use plan nor within the vicinity of a public airport or private airstrip, no impact related to the exposure of people residing or working in the project area to excessive airport related noise levels.

## 5. Environmental Analysis

The Certified EIR analyzed vibration as part of Geology and Soils. The Certified EIR determined that land uses adjacent to the Project Site would experience temporary annoyance due to vibration from construction. The Certified EIR determined that the Approved Project's impact relating to construction would be less than significant.

### 5.13.2 Impacts Associated with the Proposed Project

Would the Proposed Project result in:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				<b>X</b>	
b) Generation of excessive groundborne vibration or groundborne noise levels?				<b>X</b>	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					<b>X</b>

#### Comments:

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would not substantially increase construction noise, since the Proposed Project would occur within the building envelope of the Approved Project. The Proposed Project would comply with identified mitigation measures. With regards to construction noise, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

The Proposed Project would convert up to 19 floors of office uses (from the Approved Project) to up to 415 residential units. Based on the Trip Generation Memo (contained in Appendix B and discussed in the

## 5. Environmental Analysis

Transportation section), the implementation of the Proposed Project would reduce vehicle trips to and from the Project Site compared to the Approved Project. Since the Proposed Project is converting previously approved office uses to residential uses, would not expand building floor area, and would result in a reduction of vehicle trips, the operation of the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR. In fact, with the reduction in trips, noise impacts resulting from the Proposed Project would actually be reduced as compared to the Approved Project.

The Certified EIR determined that the Approved Project may experience future traffic noise levels in excess of the City's noise threshold and identifies Mitigation Measure N-3 to lower impacts to a less than significant level. The Proposed Project's would not place residences on the groundfloor, and therefore, the on-site residential units would not be immediately adjacent to this noise source. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### **b) Generation of excessive groundborne vibration or groundborne noise levels?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Certified EIR determined that land uses adjacent to the Project Site would experience temporary annoyance due to vibration from construction. The construction of the Proposed Project would occur within the building envelope of the Approved Project. As such, the construction of the Proposed Project would not increase vibration due to construction. Consistent with the analysis of the Approved Project, the Proposed Project would result in a less than significant impact. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### **c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** Similar to the conditions evaluated in the Certified EIR, there are no public airports, public use airports or private airstrips in the Proposed Project Site vicinity. The Proposed Project would not expose people residing or working in the area to excessive levels of aircraft- or airport-related noise. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects.

Overall, the Proposed Project would be consistent with the Approved Project as analyzed in the Certified EIR. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects.

### **5.13.3 Adopted Mitigation Measures Applicable to the Proposed Project**

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the

## 5. Environmental Analysis

mitigation measures from the Certified EIR are shown as ~~striketrough~~ for deleted text and **bold** for new, inserted text.

- 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.
- 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.
- 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.
- 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.

### 5.14 POPULATION AND HOUSING

#### 5.14.1 Summary of Previous Environmental Analysis

According to the Certified EIR, the Approved Project would generate 2,126 jobs, which is unlikely to exceed regional employment projections for City of Santa Ana. Job creation could increase housing demand in the City, which would be met by the construction of new residential projects and existing housing programs. The Certified EIR determined that it is unlikely that the increase would exceed regional projections. No mitigation measures were required.

#### 5.14.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?					X

### Southern California Association of Governments

The Southern California Association of Governments (SCAG) represents Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. It is a regional planning agency and serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG maintains the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). On April 7, 2016, SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As part of the RTP/SCS, SCAG analyzes demographic and growth forecasts for its region (SCAG 2016a). Table 8 below summarizes the growth projections for the City of Santa Ana and Orange County.

**Table 8 Forecast, City of Santa Ana and Orange County**

	2012	2040	Change, 2012-2040	Percent Change, 2012-2040
<b>Population</b>				
City of Santa Ana	329,200	343,100	13,900	4.2%
Orange County	3,071,600	3,461,500	389,900	12.7%
<b>Housing</b>				
City of Santa Ana	73,300	78,000	4,700	6.4%
Orange County	999,500	1,152,300	152,800	15.3%
<b>Employment</b>				
City of Santa Ana	154,800	166,000	11,200	7.2%
Orange County	1,526,500	1,898,900	372,400	24.4%

Source: SCAG 2016b.

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### Comments:

- a) **Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would introduce residential units to the Approved Project, which did not include residential uses. The Proposed Project would allow for approximately 318,153 square feet of residential uses (maximum of 415 dwelling units) within up to 19 floors in place of some of the office uses. The Proposed Project would result in direct population growth with the incorporation of housing units.

The City of Santa Ana assumes an average of 2.4 persons per multi-family units based on Municipal Code Section 34-204. The Proposed Project's 415 dwelling units would conservatively generate 996 new residents. Based on Table 8 above, the Proposed Project's 415 dwelling units and anticipated population growth would be well within the growth projections for the City of Santa Ana and for Orange County. As such, the Proposed Project would not result in unplanned population growth or housing growth.

With regards to employment, the Certified EIR found that the Approved Project's office and commercial uses would generate 2,126 jobs that would be within the anticipated growth projections. The Proposed Project would result in a decrease in non-residential square footage and would therefore generate less jobs than the Approved Project. The Approved Project's employment generation is within SCAG's employment growth projections, and therefore the Proposed Project's employment generation is within SCAG's employment growth projections. As such, the Proposed Project would not result in unplanned, indirect population growth.

A significant impact related to population or housing would not occur and no mitigation is required. No changes or new information would require preparation of a subsequent EIR.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The southern portion of the Project Site where the office tower is to be located is currently under construction for the Approved Project. The Proposed Project would allow for residential units within the previously approved office tower building. The Proposed Project would not develop new building square footage or expand the Approved Project. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No changes or new information would require preparation of a subsequent EIR.

### **5.14.3 Adopted Mitigation Measures Applicable to the Proposed Project**

No mitigation measures related to population and housing were identified in the Certified EIR.



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### 5.15 PUBLIC SERVICES

#### 5.15.1 Summary of Previous Environmental Analysis

According to the Certified EIR, the Approved Project would create additional demand for police services and fire and/or emergency rescue services. Additionally, the Approved Project would be expected to lead to new school-aged students. The Certified EIR determined that the Approved Project would not impact library services. Potential impacts would be reduced to less than significant levels through implementation of identified mitigation measures.

The Approved Project's impact to parks was discussed in the Initial Study to the Certified EIR under the Recreation topic. The Initial Study determined that implementation of the Approved Project would not significantly increase the use of area parks or lead to substantial physical deterioration of these recreation resources. The Approved Project's impact on parks and recreational facilities was determined to be less than significant.

#### 5.15.2 Impacts Associated with the Proposed Project

Would the Proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Fire protection?				X	
b) Police protection?				X	
c) Schools?				X	
d) Parks?				X	
e) Libraries?				X	

#### Comments:

##### a) Fire protection?

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Orange County Fire Authority (OCFA) provides fire protection and emergency services to the project area. The Proposed Project would allow for residential uses in place of some of the approved office uses. The

## 5. Environmental Analysis

Proposed Project would occur within the existing building envelope and would not increase the size of the building nor add new floor area. As with the Approved Project, the Proposed Project would be required to pay fire facilities fees. The payment of the fire facilities fees would reduce the impact of the Proposed Project. With the implementation of mitigation identified in the Certified EIR, the impact would remain less than significant. The Proposed Project shall comply with such mitigation measures and would not create a new significant impact or a substantial increase in the severity of previously identified effects. The obligation of the Proposed Project to meet all access, water and fire protection systems required under the California Building Code and Fire Code, as well as the City Municipal Codes will assist in maintaining impacts that are less than significant. No changes or new information would require preparation of a subsequent EIR.

### b) Police protection?

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As discussed in the Certified EIR, the Santa Ana Police Department (SAPD) provides all law enforcement services to the project area. The Proposed Project would allow for residential uses in place of some of the approved office uses. The Proposed Project would occur within the existing building envelope and would not increase the size of the building nor add new floor area. As with the Approved Project, the Proposed Project would comply with identified mitigation measures to ensure that the design of the Proposed Project meets SAPD's design standards and on-site security and impacts would be less than significant. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects and would not require the preparation of a subsequent EIR.

### c) Schools?

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Project Site is served by the Santa Ana Unified School District (SAUSD). The Proposed Project would be served by Heroes Elementary School (located at 1111 W Civic Center Dr), Willard Intermediate School (located at 1342 N Ross St), and Santa Ana High School (located at 520 W Walnut St). The Proposed Project would generate up to 415 residential units and up to 996 residents at the Project Site, some of which are expected to be school-aged children. As shown in Table 9, the Proposed Project would be expected to generate approximately 234 students. As such, the Proposed Project would increase the demand for school services. As with the Approved Project, the Proposed Project would be required to pay SB 50 school impact fees to the SAUSD. Payment of school impact fees will ensure that the impact of the Proposed Project on school services are less than significant level; the Proposed Project would not result in the need for new or physically altered schools or result in the construction of a new school. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects.

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**Table 9 Proposed Project Student Generation**

School	Generation Rate (Multifamily)	Proposed Dwelling Units	Student Generated
Elementary School	0.2899	415	120
Middle School	0.1256	415	52
High School	0.1484	415	62
<b>Total:</b>			<b>234</b>

Source: Dolinka Group 2014.

### d) Parks?

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would generate residents on-site which are anticipated to use area parks. As discussed in the Initial Study for the Approved Project, French Park is the nearest park to the Project Site. Sasser, Angels, and Birch Parks are also in the project vicinity. Additionally, the Approved Project includes a courtyard on-site and interior recreation space, which could be used by onsite residents. The development of the Proposed Project would be required to comply with the City's Park Acquisition and Development Fee. Payment of the park fees would ensure that the Proposed Project's impacts are less than significant.

### e) Library services?

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As indicated in the Certified EIR, the Project Site is served by Santa Ana Library System services. The Project area is served by the Civic Center Library at 26 Civic Center Plaza, which is approximately 0.3 miles southwest of the Project Site. The Santa Ana Library system includes the Civic Center Library, which includes a computer lab, learning center, and Santa Ana History Room, and the Newhope Library Learning Center, which includes a computer lab, learning center, and teen space. The City also has the Rancho Santiago Community College Library and the Orange County Law Library.

Future residents of the Project Site would be mainly served by the Civic Center Library; however, residents would have access to all libraries in the City of Santa Ana. The ability to visit any library within the Santa Ana Library System would alleviate demand on the Civic Center library. Further, the Santa Ana Library system is funded by the City's General Fund in combination with grants and donations (City of Santa Ana 2020). As such, the operation of the One Broadway Plaza would contribute to the library by paying property taxes. Therefore, the Proposed Project would result in a less than significant impact to library services.

### 5.15.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~struck through~~ for deleted text and **bold** for new, inserted text.

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- 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.
- 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.
- PS-3 Prior to issuance of building permits, the project developer shall submit a construction phasing plan for the proposed project to the ~~SAPD-OCFA~~. The plan will be consistent with ~~SAPD-OCFA~~ Fire Code requirements. Also, the project developer shall provide evidence to the ~~SAPD-OCFA~~ that the proposed fire protection services will be adequate to serve the proposed project development. A fire exit shall be provided in the ~~office~~ **mixed-use** building along with adequate fire protection facilities and equipment to serve the proposed 37-story ~~office~~ **mixed-use** building.
- PS-4 Prior to issuance of building permits, the project developer shall submit a construction phasing plan for the project to the ~~SAPD-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.
- PS-5 The final design of the project shall include fire sprinklers in the ~~office~~ **mixed-use** building and parking garage at locations specified by the ~~SAPD-OCFA~~. The project shall also conform with all applicable ~~SAPD-OCFA~~ fire protection and access requirements.
- PS-6 The final design of the project shall include fire hydrants at locations specified by the ~~SAPD-OCFA~~.
- PS-7 The project developer shall notify the ~~SAPD-OCFA~~ and SAPD when the ~~office~~ **mixed-use** building heliport is operational.
- 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 10<sup>th</sup> 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.
- 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.
- 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.
- 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.

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- 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.
- 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:
- 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.
  - 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.

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### 5.16 RECREATION

#### 5.16.1 Summary of Previous Environmental Analysis

According to the Initial Study prepared for the Certified EIR, the Approved Project would not significantly increase the use of area parks or recreational facilities. The Approved Project would not result in the deterioration of recreational resources in the area. The Approved Project does not include recreational facilities that would require the construction or expansion of recreational facilities.

#### 5.16.2 Impacts Associated with the Proposed Project

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					<b>X</b>

The Parks, Recreation, and Community Services Agency have been responsible for maintaining, managing construction, and programming facilities within its park and recreation network, along with several public school grounds. The Agency provides a range of recreational opportunities that include parks, sport fields, the Santa Ana Stadium, senior and recreation centers, swimming pools, the Santa Ana Zoo, and the trail system.

#### Comments:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As discussed in Section 5.14, Population and Housing, the Proposed Project would be expected to generate 996 residents. These residents are anticipated to use area parks and recreational resources. However, the Proposed Project would not result in the substantial physical deterioration of area parks or recreational facilities. The development of the Proposed Project would be required to comply with the City's Park Acquisition and

## 5. Environmental Analysis

Development Fee. The payment of the fee would ensure that the Proposed Project's impacts are less than significant.

**b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**No Impact.** As with the Approved Project, no public recreational facilities are proposed as part of the Proposed Project. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### 5.16.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to recreation were identified in the Certified EIR.

## 5.17 TRANSPORTATION

### 5.17.1 Summary of Previous Environmental Analysis

Primary arterial access to the Approved Project would be provided by Main Street and Broadway. The Approved Project includes the development of an eight-level parking garage which would have access from two locations: (1) north access along Washington and Sycamore and (2) south access along Sycamore and an exit only driveway on Broadway. Implementation of the Approved Project would alter the circulation of adjacent roadways, which would impact surface transportation routes adjacent to and in the vicinity of the Project Site. The Approved Project could impact traffic through neighborhoods. After incorporation of identified mitigation measures, the Approved Project would result in a less than significant impact to surface transportation routes and neighborhood traffic. The Certified EIR determined that the Approved Project would not impact any existing bus routes or other transit facilities along Broadway; however, the Approved Project would generate workers who are likely to use the bus system. The Approved Project would temporarily remove sidewalks along most of the Project Site to accommodate project construction and will be re-constructed by project as part of street improvements. The Approved Project incorporates mitigation measures to address increased bus demand and pedestrian facilities and would result in a less than significant impact. The Approved Project would be required to comply with the City's Transportation Demand Management Ordinance. Implementation of the Approved Project would result in two street segments (Main Street between 17th Street and 1st Street and Broadway between (Santa Clara Avenue and 1st Street) and seven intersections (Main Street & 17th Street; Broadway Street & 17th; Main Street & Washington Avenue; Broadway Street & 4th Street; 1st Street & Flower Street; Santa Ana Boulevard & Flower Street; and Fairview & 1st Street) exceeding the level of service thresholds. After the incorporation of mitigation measures, the impact at these intersections and roadway segments remain significant and unavoidable.

### 5.17.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				<b>X</b>	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				<b>X</b>	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<b>X</b>	
d) Result in inadequate emergency access?				<b>X</b>	

This section is based on the report prepared by Urban Crossroads on April 16, 2020, titled *One Broadway Plaza Trip Generation Evaluation* (“Trip Generation Evaluation”). The Trip Generation Evaluation is contained in Appendix B.

### Methodology

#### *Trip Generation*

The Trip Generation Evaluation by Urban Crossroads compared the Proposed Project’s trip generation with the Approved Project’s Trip generation. Urban Crossroads calculated the Proposed Project’s trip generation.

Table 10 presents the trip generation rates obtained from the ITE Trip Generation Manual (10th Edition, 2017) for the proposed multifamily housing use and the remaining other office, retail, and restaurant uses originally contemplated. The ITE trip generation rate utilized for the multifamily housing is for developments located within City Center Core areas (as opposed to rates for developments within a general urban/suburban setting). The average rates for General Office uses located within City Center Core areas has also been utilized to estimate the trip generation for the office uses proposed in the tower, while the average rates for General Office located within general urban/suburban areas have been used to estimate traffic for the rehabilitated structures. The latest ITE Trip Generation Manual does not provide any trip rate data for Specialty Retail, as such, the average rates for the Shopping Center land use (ITE Code 820) have been utilized. Similar to the 2002 Traffic Study, an AM inbound and outbound split is not reported for the Quality Restaurant land use. As such, a 50%/50% split has been assumed for the AM peak hour, consistent with the 2002 Traffic Study.



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**Table 10 ITE Trip Generation Rates**

Land Use	Units	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (High-Rise) <sup>1</sup>	DU	222	0.08	0.14	0.22	0.13	0.10	0.23	2.16
General Office <sup>2</sup>	TSF	710	0.43	0.07	0.50	0.07	0.36	0.43	4.30
General Office <sup>3</sup>	TSF	710	1.00	0.16	1.16	0.18	0.97	1.15	9.74
Shopping Center	TSF	820	0.58	0.36	0.94	1.83	1.98	3.81	37.75
Quality Restaurant <sup>4</sup>	TSF	931	0.37	0.37	0.73	5.23	2.57	7.80	83.84
High Turnover (Sit-Down) Restaurant	TSF	932	5.47	4.47	9.94	6.06	3.71	9.77	112.18

Source: Urban Crossroads 2020 (Appendix B)

Notes: DU = dwelling units; TSF = thousand square feet

<sup>1</sup> Based on average rates for developments located within Center City Core areas.

<sup>2</sup> Based on average rates for ITE Land Use Code 710 for developments located within Center City Core areas (using 253,728 square feet). Daily trip generation rate not available in ITE Trip Generation Manual. Estimated based on 10 times the PM peak hour.

<sup>3</sup> Based on average rates for ITE Land Use Code 710.

<sup>4</sup> ITE Trip Generation Manual does not provide in/out split for the AM peak hour; as such, a 50/50 split has been assumed.

Based on Table 10 above, the resulting trip generation for the Proposed Project is shown on Table 11. Pass-by reduction assumptions for the shopping center, quality restaurant, and high turnover (sit-down) restaurant uses are consistent with the current ITE Trip Generation Handbook (3rd Edition, 2017). A 5% reduction has also been applied to account for transit mode share, consistent with other projects in the City of Santa Ana. As shown in Table 11, the Proposed Project is estimated to generate 2,792 trip-ends per day with 234 AM peak hour trips and 301 PM peak hour trips.

**Table 11 Proposed Project Trip Generation Summary**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (High-Rise) (Tower)	415	DU	35	57	92	55	40	95	896
Office (Tower)	190.047	TSF	82	13	95	13	69	82	818
Office (Rehabilitated Structures)	9.803	TSF	10	2	12	2	9	11	96
Shopping Center (Tower & Garage)	8.525	TSF	5	3	8	16	17	33	322
Pass-by Reduction (PM/Daily: 34%):			0	0	0	-5	-5	-10	-110
<i>Shopping Center Total:</i>			5	3	8	11	12	23	212
Quality Restaurant (Tower)	15.915	TSF	6	6	12	83	41	124	1,334
Pass-by Reduction (PM/Daily: 44%):			0	0	0	-18	-18	-36	-588
<i>Quality Restaurant Total:</i>			6	6	12	65	23	88	746
High Turnover (Sit Down) Restaurant (Rehabilitated Structures)	2.681	TSF	15	12	27	16	10	26	302
Pass-by Reduction (PM/Daily: 43%):			0	0	0	-4	-4	-8	-130

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**Table 11 Proposed Project Trip Generation Summary**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<i>High Turnover (Sit-Down) Restaurant Total:</i>			15	12	27	12	6	18	172
Transit Mode Share Reduction (5%):			-8	-5	-12	-8	-8	-16	-148
<b>PROPOSED PROJECT TOTAL</b>			<b>145</b>	<b>88</b>	<b>234</b>	<b>150</b>	<b>151</b>	<b>301</b>	<b>2,792</b>

Source: Urban Crossroads 2020 (Appendix B)  
Notes: DU = dwelling units; TSF = thousand square feet

### Comments:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

#### *Circulation System and Roadways*

Based on the Trip Generation Evaluation by Urban Crossroads, the Approved Project included a total of 744 AM Peak Hour Trips, 819 PM Peak Hour Trips, and 6,686 trip-ends per day. Based on Table 11, above, the Proposed Project would generate 2,792 trip-ends per day with 234 AM peak hour trips and 301 PM peak hour trips. Table 12 below compares the Proposed Project's trip generation with the Approved Project. As shown in Table 12, the development of the Proposed Project is anticipated to generate 3,894 fewer trip-ends per day with 510 fewer AM and 518 fewer PM peak hour trips as compared to the Approved Project. This equates to a 69 percent reduction during the AM, 63 percent reduction during the PM peak hour, and a 58 percent reduction to daily trip-ends. As the Proposed Project would result in a reduction of trips compared to the Approved Project, the Proposed Project would not generate new impacts to the circulation system. No significant new impact or substantial increase in the severity of a previously described impact would occur, and the preparation of a subsequent EIR would not be required.

**Table 12 Trip Generation Comparison**

Project	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Currently Approved <sup>1</sup>	637	107	744	211	609	819	6,686
Proposed Project <sup>2</sup>	145	88	234	150	151	301	2,792
<b>Change</b>	<b>-492</b>	<b>-19</b>	<b>-510</b>	<b>-61</b>	<b>-458</b>	<b>-518</b>	<b>-3,894</b>

Source: Urban Crossroads 2020 (Appendix B)

<sup>1</sup> Trip generation based on the currently approved Project per the 2002 Traffic Study.

<sup>2</sup> Proposed Project trip generation.

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All roadway improvements described in Mitigation Measures T-1 through T-13 are part of the Approved Project and will continue to be in effect as part of the Proposed Project. Since the Proposed Project would reduce the number of trips compared to the Approved Project, the Proposed Project would not require any additional roadway improvements than those required as part of the Approved Project. The Proposed Project will incorporate all mitigation measures that are part of the Proposed Project, which would further ensure that impacts to the City's circulation systems are less than significant.

### *Transit, Bicycle and Pedestrian Facilities*

The Proposed Project would occur within the building envelop of the Approved Project. The Proposed Project would not introduce any new roadway features that may impact transit, bicycle or pedestrian facilities. The Proposed Project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Proposed Project would comply with City of Santa Ana Municipal Code requirements and applicable local, state, or federal laws or regulations. The Proposed Project will adhere to mitigation measures identified in the Certified EIR, which would ensure that impacts to alternative transportation remains less than significant, therefore, the preparation of a subsequent EIR would not be required.

### **b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project is a mixed-use residential/office project located within a designated TPA. As a result, the Proposed Project is consistent with CEQA Guidelines section 15064.3. As stated in the City of Santa Ana Traffic Impact Study Guidelines (September 2019), projects may be screened out from completing a full VMT analysis if they have the potential to reduce VMT/SP and would consequently result in a less-than-significant transportation impact. In other words, the project should have the potential to reduce VMT/SP and be consistent with the Regional Transportation Plan (RTP)/Sustainable Communities Strategy's (SCS) in order to be initially screened out. Projects located within Transit Priority Areas (TPAs) and low-VMT generating Traffic Analysis Zones (TAZ) have the potential to reduce VMT/SP and are consistent with the RTP/SCS. As illustrated in Appendices A and B of the City of Santa Ana Traffic Impact Study Guidelines, the Proposed Project is located in a TPA and low-VMT generating TAZ.

The Project is proposed to develop residential, office, retail, and restaurant uses. The mixed-use nature of the Proposed Project promotes low-VMT generation within the TAZ as well as the overall City. As discussed with the City of Santa Ana Planning Department, an increase of approximately 5,406 households is projected for the City based on the Orange County Transportation Analysis Model (OCTAM) from the base year of 2016 to the forecasted year of 2045. As such, the households proposed by the Project would be consistent with the growth anticipated in the RTP/SCS for the City. Orange County currently experiences a high demand and low supply of households in the region and the Proposed Project would have the potential to serve the regional demand for households and is therefore consistent with the goals and objectives of the RTP/SCS.

The Proposed Project would result in a less than significant impact. The preparation of a subsequent EIR would not be required.

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**c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project would place multi-family residential units within an urbanized area where multi-family residential units already exist. Therefore, the Proposed Project would not introduce incompatible uses. The Proposed Project would not alter access to the Project Site nor introduce new geometric design features beyond what was analyzed in the Certified EIR. The Proposed Project would adhere to all identified mitigation measures identified in the Certified EIR, which would ensure that impacts regarding geometric design feature are less than significant. Therefore, no significant new impact or substantial increase in the severity of a previously described impact would occur, and the preparation of a subsequent EIR would not be required.

**d) Result in inadequate emergency access?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Approved Project incorporates two access points to the approved eight-level parking garage. As part of the development of the Approved Project, the Approved Project incorporates street improvements, such as the installation of a roundabout at the intersection of Sycamore Street and 10th Street and other roadway modifications. The Certified EIR determined that the Approved Project's impact to surface transportation routes adjacent to or in the vicinity of the Project Site would be less than significant with the incorporation of mitigation measures. The Proposed Project does not include any roadway modifications and as shown in Table 12, the Proposed Project would result in a reduction of project trips. Therefore, the Proposed Project would not create significant new impact or substantial increase in the severity of a previously described impact, and the preparation of a subsequent EIR would not be required.

### 5.17.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into Mitigation Monitoring Plan for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~strike through~~ for deleted text and **bold** for new, inserted text.

T-1            The developer shall pay all costs (design, construction, administration and inspection) for Washington Avenue and 10<sup>th</sup> Street to operate as one-way streets which include signal modifications and appropriate protected left-turn signal at Main Street/Washington Avenue, Main Street/10<sup>th</sup> Street, Washington Avenue/Sycamore Street, Broadway Street/Washington Avenue and Broadway Street/10<sup>th</sup> Street.

T-2            The project proponent shall pay for all costs for the installation of a roundabout at the intersection of Sycamore Street and 10<sup>th</sup> Street.

T-3            The project proponent shall pay all costs to install pedestrian crosswalks and a refuge area at the intersection of Sycamore Street and 10<sup>th</sup> Street where a roundabout is to be constructed. The project developer shall be required to pay all costs (design, construction, administration

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and inspection) for these mitigation measures, as they are part of the roundabout as stated in T-2.

- T-4 Main Street, between 17<sup>th</sup> 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 re-striping when building permits are issued.
- T-5 Main Street, between 17<sup>th</sup> 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.
- 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 17<sup>th</sup> Street.
- 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 17<sup>th</sup> Street.
- T-8 Westbound Santa Clara Avenue shall be re-striped 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 re-striping when project building permits are issued.
- T-9 Northbound Grand Avenue from Fruit Street to 14<sup>th</sup> 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, administration and inspection) associated with this re-striping 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.
- T-11 A new traffic signal shall be installed at the intersection of Main Street and 15<sup>th</sup> 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.
- 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

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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.

- T-13 A new traffic signal shall be installed at the intersection of Sycamore Street and 15<sup>th</sup> 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.
- 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.
- 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.
- 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 the TDM Ordinance, and submission and implementation of a TDM strategy plan and program.
- 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) 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 \$200,000 per neighborhood. The funds to implement the improvements are directly payable to the City of Santa Ana prior to issuance of building permits.
- T-18 The project parking garage entrances/exits shall be designed to meet City sight distance standards. A landscaped median shall be constructed at the intersection of Broadway at the parking structure egress to restrict left turn movements from of vehicles exiting on Broadway subject to the review and approval of the City Engineer. The project proponent shall pay all costs associated with this median prior to building permits being issued.
- 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

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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.

- 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.
- 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.
- 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.
- T-23 After certification of the project Final EIR, the project proponent shall apply to the Caltrans Aeronautics Department for a State helipad Permit.
- T-24 *There is no measure T-24.*
- T-25 Vehicles traveling westbound on Washington Avenue shall be diverted either northbound or southbound at Main Street.
- T-26 Vehicles traveling eastbound on Tenth Street shall be diverted either northbound or southbound at Main Street.

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### 5.18 TRIBAL CULTURAL RESOURCES

#### 5.18.1 Summary of Previous Environmental Analysis

Tribal Cultural Resources was not analyzed as a topic in the prior Certified EIR but was addressed in the Cultural Resources topic. The Certified EIR found that the Approved Project's location in the Santa Ana floodplain and the limited number of Native American remains found or recorded in the immediate area, the potential for finding buried prehistoric remains low. However, the possibility exists of unearthing prehistoric remains with deeper excavations. The Certified EIR implemented mitigation measures CR-5 through CR-8 to reduce the impact of to find to a less than significant level.

#### 5.18.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				<p><b>X</b></p>	



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The City of Santa Ana sent certified tribal consultation letters to 10 Native American contacts notifying them of the Proposed Project pursuant to SB 18. No tribal consultation requests were received.

### Comments:

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
  - (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision?**

### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Proposed Project amends the existing entitlements of the Approved Project, to allow for residential uses. The Proposed Project would not result in new excavations or earthwork activities that have the potential to unearth tribal cultural resources. As such, the Proposed Project would not have the possibility of unearthing tribal resources. The City of Santa Ana sent certified tribal consultation letters pursuant to SB 18. No tribal consultation requests were received. No significant new impact or substantial increase in the severity of a previously described impact would occur, and there are no substantial changes in the circumstances, or new information that was not known and could not have been known at the time of the adoption of the Certified EIR with respect to Tribal Cultural Resources and a subsequent EIR is not required.

### **5.18.3 Adopted Mitigation Measures Applicable to the Proposed Project**

Refer to the Cultural Resources Section CR-5 through CR-8.

## **5.19 UTILITIES AND SERVICE SYSTEMS**

### **5.19.1 Summary of Previous Environmental Analysis**

The Certified EIR determined that the Approved Project would increase the demand for electricity, natural gas, water, and telephone services. The Approved Project would increase the generation of wastewater, soil waste, and runoff. The Certified EIR found that the construction of the Approved Project would require the removal of electrical facilities, gas lines, phone lines, and water and sewer lines to allow for Approved Project improvements. The Approved Project would install replacement utilities infrastructure and/or pay its fair-share where needed. The Approved Project would contribute a fair-share contribution to upgrade storm drains. The Approved Project would result in a less than significant impact to telephone service; telephone easements on the Project Site would be consolidated. The Approved Project was found to create a significant and unavoidable impact with the interference of television signals from area television stations.

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The Approved Project would comply with federal, state and local statutes and regulations for solid waste, including the City’s recycling program. The project contractor would be required to recycle demolition and construction debris. The Approved Project was found to result in no impact.

### 5.19.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				<b>X</b>	
b) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				<b>X</b>	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?				<b>X</b>	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				<b>X</b>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				<b>X</b>	

This section is partially based on the report prepared by DMC Engineering on March 3, 2020, titled *Water and Sewer Comparison for the One Broadway Plaza* (“Water and Sewer Study”). The Water and Sewer Study is contained in Appendix C.

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### Comments:

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

#### *Water*

As with the Approved Project, the Proposed Project would increase water use within the City, thus potentially increasing the need for water treatment services, but would not require the construction of new water treatment facilities or the expansion of existing facilities. The Proposed Project would implement appropriate mitigation measures. Therefore, there would be no additional impacts related to construction of water improvements required to serve the Proposed Project. Impacts would remain less than significant and would not require the preparation of a subsequent EIR.

#### *Wastewater*

As with the Approved Project, the Proposed Project would increase wastewater generation, thus potentially increasing the need for wastewater treatment services, but would not require the construction of new water treatment facilities or the expansion of existing facilities. The Proposed Project would implement appropriate mitigation measures. Therefore, there would be no additional impacts related to construction of wastewater improvements required to serve the Proposed Project. Impacts would remain less than significant and would not require the preparation of a subsequent EIR.

#### *Stormwater*

The Proposed Project would not increase the building footprint and would therefore not affect the imperviousness of the Approved Project. The Proposed Project would not result in the relocation or construction of new or expanded stormwater services. Therefore, the Proposed Project would result in a less than significant impact. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

#### *Electric Power*

The Certified EIR found that Southern California Edison (SCE) has sufficient capacity to meet the project-generated demand for electricity. The Approved Project would not require electricity services beyond those planned or readily available or a substantial expansion of existing facilities. With the incorporation of identified mitigation measures, the Proposed Project would not require the construction of new energy production or transmission facilities beyond what was approved as part of the Approved Project. No significant new impact or substantial increase in the severity of a previously described impact would occur, and the preparation of a subsequent EIR would not be required.

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### *Natural Gas*

The Certified EIR found that Southern California Gas Company would be served by an existing gas main, and the Approved Project would not require natural gas facilities beyond those planned or readily available or a substantial expansion of existing facilities. The Proposed Project would not substantially increase demands beyond the available supply and with implementation of appropriate mitigation to promote conservation of energy, impacts would remain less than significant and the preparation of a subsequent EIR would not be required.

### *Telecommunications*

As with the Approved Project, the Proposed Project would result in a less than significant impact to telecommunication services. The Proposed Project would be contained within the building envelope of the Approved Project; therefore, the Proposed Project would not disrupt telecommunication lines with construction. A less than significant impact would occur with regards to telecommunication. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### *Television Signals*

The Proposed Project would be contained within the building envelope of the Approved Project. As such, the Proposed Project would not add additional building height or expand the building which may contribute further disrupt television signals. The Proposed Project would therefore result in a less than significant impact. The Proposed Project would comply with identified mitigation measures. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

### **b) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?**

#### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

There is a 12-inch water line adjacent to the Project Site running along Broadway street. According to the Water and Sewer Study prepared by DMc Engineering (dated March 3, 2020, and contained in Appendix C), shows that the current entitled water demand is estimated to be approximately 46,621 gallons per day. The Proposed Project's estimated water demand is 71,711 gpd, as outlined in Table 13 below.

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**Table 13 Proposed Project Water Demand**

Land Use	Unit Water Demand Factor	Project DU, capita or Acreage	Daily Water Usage (gpd)
Office (commercial)	0.09 gpd/sf <sup>1</sup>	259,002 sf	23,311
Apartments (high-rise residential) – 415 units	110 gpd/capita <sup>2</sup>	440 capita <sup>3</sup>	48,400
<b>Total Proposed Water Demand</b>			<b>71,711</b>
<b>Total Current Entitled Water Flow</b>			<b>(46,621)</b>
<b>Project Net Water Demand (Project – Current)</b>			<b>+25,090</b>

Notes:

<sup>1</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.09 gpd/sf)

<sup>2</sup> Unit Water Demand Factors was taken from the City of Santa Ana Water and Sewer Design Guidelines (110 gpd/capita)

<sup>3</sup> Capacity was assumed at 1 person per bedroom (440 capita) for the 415 apartments

The Proposed Project would incorporate Mitigation Measure U-7, which requires the developer to pay their fair share amount for the necessary facilities to accommodate project-related water supplies, and Mitigation Measure U-10, which requires the project developer to pay all costs for the construction of a new 8-inch waterline. The Department of Public Works has reviewed the Water and Sewer Study and determined that with incorporation of identified mitigation measures no new significant impact would result from the implementation of the Proposed Project.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

### Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

There is a 15-inch sewer line adjacent to the Project Site and running along N. Broadway. Table 14 below outlines the proposed conditions for wastewater service. The Proposed Project’s estimated wastewater generation is 72,727 gpd.

**Table 14 Proposed Project Wastewater Generation**

Land Use	Unit Water Demand Factor <sup>1</sup>	Project DU, capita or Square Footage	Total Average Wastewater Generation (gpd)	Total Peak Flow Wastewater Generation (cfs) <sup>2</sup>
Office (commercial)	0.0765 gpd/sf	259,002 sf	19,814 gpd	0.09 cfs
Apartments (residential)	127.5 gpd/unit	415 units	52,913 gpd	0.25 cfs
<b>Total Proposed Wastewater Generation</b>			<b>72,727 gpd</b>	<b>0.34</b>
<b>Total Current Entitled Wastewater Flow</b>			<b>(39,628) gpd</b>	<b>(0.18) cfs</b>
<b>Project Net Wastewater Flow (Project – Current)</b>			<b>+33,099 gpd</b>	<b>+0.16 cfs</b>

Notes:

<sup>1</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.0765 gpd/sf & 127.5 gpd/unit)

<sup>2</sup> Peak Flow = 3 \* Average Daily Flow

## 5. Environmental Analysis

The Proposed Project would incorporate Mitigation Measure U-10, which requires the project developer to pay all costs for the construction of a new 6-inch sewer line. The Department of Public Works has reviewed the Water and Sewer Study and determined that with incorporation of identified mitigation measures no new significant impact would result from the implementation of the Proposed Project.

**d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Approved Project would generate 3,397 lbs/day of solid waste. Based on Table 15 below, the Proposed Project would generate approximately 3,214 lbs/day of solid waste, which represents a net decrease of 183 lbs/day of solid waste. As such, the Proposed Project would be within the approved capacity of the Approved Project. The Proposed Project would be required to comply with all local and State standards regulating the production, disposal, recycling, and handling of solid waste (including AB341). The Proposed Project would result in a less than significant impact and would not require the preparation of a subsequent EIR.

**Table 15 Proposed Project Solid Waste Generation**

Land Use	Solid Waste Generation Factor	Project DU or square footage	Solid Waste Generation (lbs/day)
Office (commercial)	0.006 lbs/sf/day	259,002 sf	1,554
Apartments (high-rise residential)	4 lbs/du/day	415 du	1,660
<b>Total Proposed Solid Waste Generation</b>			<b>3,214</b>
<b>Total Current Entitled Solid Waste Generation</b>			<b>(3,397)</b>
<b>Project Net Solid Waste Generation (Project – Current)</b>			<b>(183)</b>

Source: CalRecycle, 2019.

**e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

Assembly Bill 341 became effective in July 2012 requires that local jurisdictions divert at least 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020. Assembly Bill 341 further mandates commercial and multifamily recycling. In 2017, the City diverts 67 percent of its solid waste generated. The City of Santa Ana implements various recycling programs and meets the State’s mandated diversion goal (City of Santa Ana 2020). Proposed Project would be consistent with AB 341. The Proposed Project would have less than significant impacts and would not require the preparation of a subsequent EIR.

### 5.19.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the One Broadway Plaza EIR. These mitigation measures have been incorporated into MMRP for this Addendum. Any modifications to the mitigation measures from the Certified EIR are shown as ~~striketrough~~ for deleted text and **bold** for new, inserted text.

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- 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.
- U-2 All new electrical lines shall be placed underground as required by the City of Santa Ana.
- 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.
- 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 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.
- 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 pick-up 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.
- 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.
- 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.

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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.

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.

### 5.20 WILDFIRE

#### 5.20.1 Summary of Impacts Identified in the Program EIR

Wildfire was not analyzed as a topic in the prior One Broadway Plaza Certified EIR; however, it was addressed as part of the Hazards and Hazardous Materials section and was scoped out in the Initial Study. The Initial Study determined that the Project Site is located in an urban area. The Approved Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including wildland fires that occur on land adjacent to urbanized areas or where residences are intermixed with wildlands. The Initial Study further determined that the Project Site is not subject to mudflows due to the flat topography.

#### 5.20.2 Impacts Associated with the Proposed Project

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Proposed Project:

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				<b>X</b>	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					<b>X</b>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					<b>X</b>



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Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				<b>X</b>	

The Project Site (and the City of Santa Ana) is not within or near a Very High Fire Hazard Severity Zone according to CalFire. The Project Site is also not within or near in a State Responsibility Area (SRA).

### Comments:

#### a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

##### **Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

The Initial Study for the Approved Project states that there are no designated emergency evacuation routes in the City. As with the Approved Project, operation of the Proposed Project could interfere with response times of emergency vehicles but after implementation of appropriate mitigation would assure that impacts would remain less than significant. Incorporation of Mitigation Measures PS-1 through PS-9 would ensure that the Proposed Project would result in a less than significant impact to police protection, and fire and emergency services. Specifically, Mitigation Measures PS-8 would ensure that emergency vehicles receive green lights with preemption detectors at identified intersections. Therefore, the Proposed Project would not substantially impact an adopted emergency response plan or emergency evacuation plan. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

#### b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

**No Impact.** The Proposed Project is located in an urban environment and is surrounded by existing development. There are no wildland areas, nor wildland interface areas located in the vicinity. Consequently, no wildland fires would affect, or be affected by implementation of the Proposed Project. No impact would occur for the Proposed Project and no changes or new information would require preparation of a subsequent EIR.

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- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact.** The Proposed Project is located in an urban environment and is surrounded by existing development. Installation or maintenance of associated infrastructures would not exacerbate fire risk or result in temporary ongoing impacts to the environment as wildland nor wildland interface areas exist at or around the Project Site area. No impact would occur for the Proposed Project and no changes or new information would require preparation of a subsequent EIR.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As discussed in the Certified EIR, the Project Site is flat and located in an urbanized area. The Project Site is not subject to landslides or slope instability. The Project Site is not located in or adjacent to wildland area. As with the Approved Project, adherence to appropriate mitigation would assure that impacts related to runoff and drainage changes for the Proposed Project would remain less than significant. As documented in this analysis, the Proposed Project would not result in new significant impacts or a substantial increase in the severity of previously identified effects and is consistent with the Certified EIR and would not require the preparation of a subsequent EIR.

### 5.20.3 Adopted Mitigation Measures Applicable to the Proposed Project

Refer to Mitigation Measure PS-1 through PS-9 under the Section 5.15, Public Services.

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### 5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				<b>X</b>	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				<b>X</b>	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<b>X</b>	

#### Comments:

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.** The Project Site does not contain any significant biological resources. As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts to biological or cultural resources, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

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- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

With approval of the discretionary requests, the Proposed Project would be consistent with the amount of development planned for the Project Site. Therefore, the Proposed Project will not result in any new cumulatively considerable impacts or substantially increase the severity of the cumulative effects previously disclosed in the Certified EIR. As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.**

As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

## 6. List of Preparers

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### 6.1 CITY OF SANTA ANA

#### Planning and Building Agency, Planning Division

Vince C. Fregoso, AICP                      Planning Manager

#### Public Works Agency

Nabil Saba                                      Executive Director  
Mir T. Fattahi, MsCE, P.E.                  Consultant Engineer

### 6.2 PLACEWORKS

William Halligan, Esq.                      Managing Principal, Environmental Services  
Mariana Zimmermann                      Associate  
Gina Froelich                                  Senior Editor  
Cary Nakama                                  Graphic Artist

## 6. List of Preparers

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# Appendix A Air Quality / Greenhouse Gas Memo

## Appendix

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April 16, 2020

Mr. Mike Harrah  
Caribou Industries, Inc.  
1103 N. Broadway  
Santa Ana, CA 92701

**SUBJECT: ONE BROADWAY PLAZA AIR QUALITY & GREENHOUSE GAS MEMORANDUM**

Dear Mr. Mike Harrah:

Urban Crossroads, Inc. is pleased to provide the following Air Quality & Greenhouse Gas Memorandum for One Broadway Plaza development which is located on the northeast corner of Broadway and 10<sup>th</sup> Street in the City of Santa Ana. The purpose of this work effort is to assess the potential changes in air quality and greenhouse gas (GHG) emissions associated with the update to the uses proposed for the Project. The Project consists of the development of 415 multifamily residential dwelling units in place of 318,153 square feet of office use.

**BACKGROUND**

The Project is proposing to amend the General Plan Land Use Element to allow the development of residential uses (at the density/intensity proposed) for the One Broadway Plaza District Center (OBPDC) Specific Development District (SD) 75. Currently, SD75 allows for the development of a 37-story tower with 518,000 square feet of office uses, a destination restaurant at the top two levels of the tower, and residential uses are not currently permitted. The following assessment is in support of the proposed addendum to the Environment Impact Report (EIR).

**CURRENTLY APPROVED PROJECT**

The previous *Final Environmental Impact Report for One Way Broadway Plaza (FEIR)* (August 2004) was prepared by P&D Consultants and analyzed a 37-story building and surrounding rehabilitated structures, which are broken down by use below in Table 1. The Project also includes an 8-level freestanding parking structure with approximately 2,100 parking spaces (1).

**TABLE 1: CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USE STATISTICAL SUMMARY**

Land Use	Square Feet <sup>1</sup>
Office Building	508,200
Rehabilitated Office	9,803
Retail	8,525
Formal Dining	15,915
Casual Dining	2,681
<b>TOTAL</b>	<b>545,124</b>

<sup>1</sup> Source: *Air Quality Assessment For: One Broadway Plaza*, January 2002

**CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USES OPERATIONAL AIR QUALITY EMISSIONS**

The operational-source emissions for the currently approved land uses were reported in the FEIR and are summarized on Table 2 (1). As shown on Table 2, operational-source emissions would exceed applicable SCAQMD regional thresholds for emissions of NO<sub>x</sub>.

**TABLE 2: CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USES OPERATIONAL EMISSIONS SUMMARY**

	Emissions (lbs/day) <sup>1</sup>				
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>
<b>Total Maximum Daily Emissions</b>	<b>31.60</b>	<b>76.10</b>	<b>462.20</b>	<b>41.30</b>	<b>8.50</b>
SCAQMD Regional Threshold	55	55	550	150	150
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

lbs/day = Pounds Per Day

Source: *Final Environmental Impact Report for One Broadway Plaza*, August 2004.

<sup>1</sup> The FEIR did not identify emissions from PM<sub>2.5</sub>.

**CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USES GHG EMISSIONS**

It should be noted that the FEIR did not quantify GHG emissions. As such, GHG emissions were calculated employing the California Emissions Estimator Model™ (CalEEMod) version 2016.3.2. The estimated GHG emissions for the currently approved land uses are summarized on Table 3. As shown on Table 3, Currently Approved One Broadway Plaza land uses would generate a total of approximately 10,009.23 MTCO<sub>2e</sub> per year.

**TABLE 3: CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USES GHG EMISSIONS**

Emission Source	Emissions (MT/yr)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> e
Area Source	0.01	4.00E-05	0.00	0.01
Energy Source	3,072.67	0.12	0.03	3,084.87
Mobile Sources	5,901.29	0.26	0.00	5,907.81
Waste	109.03	6.44	0.00	270.11
Water Usage	641.58	3.23	0.08	746.43
<b>Total CO<sub>2</sub>e (All Sources)</b>	<b>10,009.23</b>			

MT/yr = Metric Tons Per Year

## PROPOSED PROJECT

The Project is proposing to develop a mixed-use development with both residential and office uses at One Broadway Plaza. The Project requires a General Plan Land Use Element amendment to permit residential development within the OBPDC. The One Broadway Plaza building includes 518,000 square feet of office uses. Approximately 60% (318,153 square feet) is proposed for a total of 415 apartment units.

## AIR QUALITY IMPACTS

### PROPOSED PROJECT OPERATIONAL AIR QUALITY EMISSIONS

Operational-source air quality impacts were modeled employing the CalEEMod version 2016.3.2.

Maximum daily operational-source criteria pollutant emissions generated by operations of the Proposed Project are summarized on Table 4. As indicated, air pollutant emissions generated by operations of the Proposed Project would not exceed regional thresholds of significance established by the SCAQMD for any criteria emissions.

**TABLE 4: PROPOSED PROJECT OPERATIONAL EMISSIONS SUMMARY**

Operational Activities – Summer Scenario	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	12.96	0.40	34.38	1.81E-03	0.19	0.19
Energy Source	0.34	2.99	2.02	0.02	0.23	0.23
Mobile Source	5.48	19.37	55.54	0.18	15.19	4.18
<b>Total Maximum Daily Emissions</b>	<b>18.78</b>	<b>22.76</b>	<b>91.93</b>	<b>0.20</b>	<b>15.61</b>	<b>4.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
Operational Activities – Winter Scenario	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	12.96	0.40	34.38	1.81E-03	0.19	0.19
Energy Source	0.34	2.99	2.02	0.02	0.23	0.23
Mobile Source	5.41	19.77	54.69	0.17	15.19	4.18
<b>Total Maximum Daily Emissions</b>	<b>18.71</b>	<b>23.16</b>	<b>91.09</b>	<b>0.19</b>	<b>15.61</b>	<b>4.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

## GHG EMISSIONS

### PROPOSED PROJECT GHG EMISSIONS

GHG emissions impacts were modeled employing the CalEEMod version 2016.3.2. As shown on Table 5, Proposed Project would generate a total of approximately 5,795.27 MTCO<sub>2e</sub> per year.

**TABLE 5: PROPOSED PROJECT GHG EMISSIONS**

Emission Source	Emissions (MT/yr)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2e</sub>
Area Source	6.99	6.83E-03	0.00	7.17
Energy Source	2,278.04	0.08	0.03	2,287.63
Mobile Sources	2,759.07	0.13	0.00	2,762.31
Waste	87.72	5.18	0.00	217.32
Water Usage	447.46	2.26	0.06	520.84
<b>Total CO<sub>2e</sub> (All Sources)</b>	<b>5,795.27</b>			

## AIR QUALITY AND GHG EMISSIONS COMPARISON

Table 6 compares peak operational-source criteria pollutant emissions generated by Proposed Project with peak operational-source criteria pollutant emissions generated by the Currently Approved One Broadway Plaza land uses. As indicated at Table 6, the Proposed Project would result in a net decrease in peak operational-source VOC, NO<sub>x</sub>, CO, and SO<sub>x</sub> emissions when compared to peak operational-source criteria pollutant emissions generated by the Currently Approved One Broadway Plaza land uses. It should be noted that Proposed Project would reduce NO<sub>x</sub> impacts to less than significant levels. Additionally, the Proposed Project would not result in new or substantively different or substantively increased operational-source air quality impacts than the emissions associated with the Currently Approved One Broadway Plaza land uses.

**TABLE 6: OPERATIONAL EMISSIONS COMPARISON**

Operational Activities	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Proposed Project	18.78	23.16	91.93	0.20	15.61	4.61
Currently Approved One Broadway Plaza Land Uses	31.60	76.10	462.20	41.30	8.50	-
<b>Variance (Proposed Project – Currently Approved)</b>	<b>-12.82</b>	<b>-52.94</b>	<b>370.27</b>	<b>-41.10</b>	<b>-7.11</b>	<b>N/A</b>

## GHG EMISSIONS COMPARISON

Table 7 compares GHG emissions of the Proposed Project with GHG emissions generated by the Currently Approved One Broadway Plaza land uses. As indicated at Table 7, the Proposed Project would result in a net decrease in GHG emissions (approximately 42 percent less). The Proposed Project would therefore not result in new or substantively different or substantively increased GHG emissions impacts than the emissions associated with the Currently Approved One Broadway Plaza land uses.

**TABLE 7: GHG COMPARISON**

Emission Source	Annual Emissions (MTCO <sub>2e</sub> )
Proposed Project	5,795.27
Currently Approved One Broadway Plaza Land Uses	10,009.23
<b>Variance (Proposed Project – Currently Approved)</b>	<b>-4,213.96</b>

## CONCLUSIONS

Based on the analysis presented here, air pollutant emissions generated by Proposed Project would not exceed applicable SCAQMD thresholds. Nor would the Proposed Project otherwise generate or

Mr. Mike Harrah  
Caribou Industries, Inc.  
April 16, 2020  
Page 6 of 7

result in air pollutant emissions or air pollutant emissions concentrations that would result in potentially adverse impacts.

Moreover, in comparison to the emissions generated by the uses under the Currently Approved One Broadway Plaza land uses, operational-source NO<sub>x</sub> impacts would be comparatively diminished under the Proposed Project. No changed or new information has been identified to indicate that the potential for the Proposed Project to result in impacts that would be substantively greater than or different from those that would result from development of the Currently Approved One Broadway Plaza land uses.

If you have any questions, please contact me directly at (949) 336-5987.

Respectfully submitted,

URBAN CROSSROADS, INC.

A handwritten signature in black ink, appearing to read 'Haseeb Qureshi', with a stylized flourish extending to the right.

Haseeb Qureshi,  
Associate Principal



Mr. Mike Harrah  
Caribou Industries, Inc.  
April 16, 2020  
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## REFERENCES

1. **P&D Consultants.** *Final Environmental Impact Report for One Broadway Plaza.* 2004.

## **ATTACHMENT A**

### **CALEEMOD EMISSIONS MODEL OUTPUTS**

One Broadway Plaza (Proposed Project) - Orange County, Summer

**One Broadway Plaza (Proposed Project)**  
**Orange County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	190.05	1000sqft	0.00	190,047.00	0
Office Park	9.80	1000sqft	0.00	9,803.00	0
High Turnover (Sit Down Restaurant)	2.68	1000sqft	0.00	2,681.00	0
Quality Restaurant	15.91	1000sqft	0.00	15,915.00	0
Apartments High Rise	415.00	Dwelling Unit	4.32	318,153.00	1187
Strip Mall	8.53	1000sqft	0.00	8,525.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2020
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	702.44	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

One Broadway Plaza (Proposed Project) - Orange County, Summer

Project Characteristics -

Land Use - Total Lot Area = 4.32 ac

Construction Phase - Operational Run Only.

Off-road Equipment - Operational Run Only.

Trips and VMT - Operational Run Only.

Vehicle Trips - Trip Characteristics based on the One Broadway Plaze Trip Generation Evaluation by Urban Crossroads, Inc.

Woodstoves -

Area Coating -

Water And Wastewater -

Solid Waste -

Mobile Land Use Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	9,800.00	9,803.00
tblLandUse	LandUseSquareFeet	2,680.00	2,681.00
tblLandUse	LandUseSquareFeet	15,910.00	15,915.00
tblLandUse	LandUseSquareFeet	415,000.00	318,153.00
tblLandUse	LandUseSquareFeet	8,530.00	8,525.00
tblLandUse	LotAcreage	4.36	0.00
tblLandUse	LotAcreage	0.22	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.37	0.00
tblLandUse	LotAcreage	6.69	4.32
tblLandUse	LotAcreage	0.20	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

One Broadway Plaza (Proposed Project) - Orange County, Summer

tblOffRoadEquipment	OffRoadEquipmentUnitAmount		
		2.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	15.00	34.00
tblVehicleTrips	PR_TP	37.00	57.00
tblVehicleTrips	PR_TP	38.00	56.00
tblVehicleTrips	PR_TP	45.00	66.00
tblVehicleTrips	ST_TR	4.98	2.16
tblVehicleTrips	ST_TR	2.46	4.31
tblVehicleTrips	ST_TR	158.37	122.40
tblVehicleTrips	ST_TR	1.64	2.21
tblVehicleTrips	ST_TR	94.36	90.04
tblVehicleTrips	ST_TR	42.04	46.12
tblVehicleTrips	SU_TR	3.65	2.16
tblVehicleTrips	SU_TR	1.05	4.31
tblVehicleTrips	SU_TR	131.84	142.64
tblVehicleTrips	SU_TR	0.76	0.70
tblVehicleTrips	SU_TR	72.16	71.97
tblVehicleTrips	SU_TR	20.43	21.10
tblVehicleTrips	WD_TR	4.20	2.16
tblVehicleTrips	WD_TR	11.03	4.31
tblVehicleTrips	WD_TR	127.15	112.64
tblVehicleTrips	WD_TR	11.42	9.79
tblVehicleTrips	WD_TR	89.95	83.82
tblVehicleTrips	WD_TR	44.32	37.77





One Broadway Plaza (Proposed Project) - Orange County, Summer

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	121.7085	9.0081	245.4242	0.5402		31.8901	31.8901		31.8901	31.8901	3,887.2711	7,531.6989	11,418.9700	11.6528	0.2638	11,788.9155
Energy	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
Mobile	6.1611	23.6790	74.1514	0.2580	21.8707	0.2543	22.1251	5.8484	0.2386	6.0870		26,157.9840	26,157.9840	1.1248		26,186.1048
<b>Total</b>	<b>128.2073</b>	<b>35.6808</b>	<b>321.5940</b>	<b>0.8166</b>	<b>21.8707</b>	<b>32.3778</b>	<b>54.2485</b>	<b>5.8484</b>	<b>32.3621</b>	<b>38.2104</b>	<b>3,887.2711</b>	<b>37,373.8893</b>	<b>41,261.1604</b>	<b>12.8483</b>	<b>0.3314</b>	<b>41,681.1201</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.9636	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890	0.0000	61.6989	61.6989	0.0603	0.0000	63.2051
Energy	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
Mobile	5.4822	19.3734	55.5377	0.1809	15.0033	0.1817	15.1851	4.0120	0.1704	4.1824		18,352.7897	18,352.7897	0.8334		18,373.6238
<b>Total</b>	<b>18.7835</b>	<b>22.7647</b>	<b>91.9313</b>	<b>0.2012</b>	<b>15.0033</b>	<b>0.6040</b>	<b>15.6074</b>	<b>4.0120</b>	<b>0.5927</b>	<b>4.6047</b>	<b>0.0000</b>	<b>22,098.6950</b>	<b>22,098.6950</b>	<b>0.9642</b>	<b>0.0675</b>	<b>22,142.9287</b>



One Broadway Plaza (Proposed Project) - Orange County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	85.35	36.20	71.41	75.37	31.40	98.13	71.23	31.40	98.17	87.95	100.00	40.87	46.44	92.50	79.62	46.88

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/28/2020	2/24/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

One Broadway Plaza (Proposed Project) - Orange County, Summer

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

One Broadway Plaza (Proposed Project) - Orange County, Summer

**3.2 Demolition - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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One Broadway Plaza (Proposed Project) - Orange County, Summer

**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Destination Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.4822	19.3734	55.5377	0.1809	15.0033	0.1817	15.1851	4.0120	0.1704	4.1824		18,352.78 97	18,352.78 97	0.8334		18,373.62 38
Unmitigated	6.1611	23.6790	74.1514	0.2580	21.8707	0.2543	22.1251	5.8484	0.2386	6.0870		26,157.98 40	26,157.98 40	1.1248		26,186.10 48

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	896.40	896.40	896.40	3,063,135	2,101,311
General Office Building	819.10	819.10	819.10	2,638,707	1,810,153
High Turnover (Sit Down Restaurant)	301.88	328.03	382.28	584,717	401,116
Office Park	95.94	21.66	6.86	245,304	168,278
Quality Restaurant	1,333.58	1,432.54	1145.04	2,470,857	1,695,008
Strip Mall	322.18	393.40	179.98	714,239	489,968
<b>Total</b>	<b>3,769.07</b>	<b>3,891.13</b>	<b>3,429.66</b>	<b>9,716,959</b>	<b>6,665,834</b>

One Broadway Plaza (Proposed Project) - Orange County, Summer

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	57	0	43
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	56	0	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	66	0	34

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
General Office Building	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
High Turnover (Sit Down Restaurant)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Office Park	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Quality Restaurant	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Strip Mall	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

One Broadway Plaza (Proposed Project) - Orange County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
NaturalGas Unmitigated	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998

One Broadway Plaza (Proposed Project) - Orange County, Summer

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	12992.9	0.1401	1.1974	0.5095	7.6400e-003		0.0968	0.0968		0.0968	0.0968		1,528.5724	1,528.5724	0.0293	0.0280	1,537.6560
General Office Building	4758.99	0.0513	0.4666	0.3919	2.8000e-003		0.0355	0.0355		0.0355	0.0355		559.8806	559.8806	0.0107	0.0103	563.2077
High Turnover (Sit Down Restaurant)	1904.76	0.0205	0.1867	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.0893	224.0893	4.3000e-003	4.1100e-003	225.4209
Office Park	305.37	3.2900e-003	0.0299	0.0252	1.8000e-004		2.2800e-003	2.2800e-003		2.2800e-003	2.2800e-003		35.9259	35.9259	6.9000e-004	6.6000e-004	36.1394
Quality Restaurant	11307.1	0.1219	1.1085	0.9312	6.6500e-003		0.0843	0.0843		0.0843	0.0843		1,330.2426	1,330.2426	0.0255	0.0244	1,338.1476
Strip Mall	46.7123	5.0000e-004	4.5800e-003	3.8500e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004		5.4956	5.4956	1.1000e-004	1.0000e-004	5.5282
<b>Total</b>		<b>0.3377</b>	<b>2.9938</b>	<b>2.0185</b>	<b>0.0184</b>		<b>0.2333</b>	<b>0.2333</b>		<b>0.2333</b>	<b>0.2333</b>		<b>3,684.2064</b>	<b>3,684.2064</b>	<b>0.0706</b>	<b>0.0675</b>	<b>3,706.0998</b>

One Broadway Plaza (Proposed Project) - Orange County, Summer

**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	12.9929	0.1401	1.1974	0.5095	7.6400e-003		0.0968	0.0968		0.0968	0.0968		1,528.5724	1,528.5724	0.0293	0.0280	1,537.6560
General Office Building	4.75899	0.0513	0.4666	0.3919	2.8000e-003		0.0355	0.0355		0.0355	0.0355		559.8806	559.8806	0.0107	0.0103	563.2077
High Turnover (Sit Down Restaurant)	1.90476	0.0205	0.1867	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.0893	224.0893	4.3000e-003	4.1100e-003	225.4209
Office Park	0.30537	3.2900e-003	0.0299	0.0252	1.8000e-004		2.2800e-003	2.2800e-003		2.2800e-003	2.2800e-003		35.9259	35.9259	6.9000e-004	6.6000e-004	36.1394
Quality Restaurant	11.3071	0.1219	1.1085	0.9312	6.6500e-003		0.0843	0.0843		0.0843	0.0843		1,330.2426	1,330.2426	0.0255	0.0244	1,338.1476
Strip Mall	0.0467123	5.0000e-004	4.5800e-003	3.8500e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004		5.4956	5.4956	1.1000e-004	1.0000e-004	5.5282
<b>Total</b>		<b>0.3377</b>	<b>2.9938</b>	<b>2.0185</b>	<b>0.0184</b>		<b>0.2333</b>	<b>0.2333</b>		<b>0.2333</b>	<b>0.2333</b>		<b>3,684.2064</b>	<b>3,684.2064</b>	<b>0.0706</b>	<b>0.0675</b>	<b>3,706.0998</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed



One Broadway Plaza (Proposed Project) - Orange County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.9636	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890	0.0000	61.6989	61.6989	0.0603	0.0000	63.2051
Unmitigated	121.7085	9.0081	245.4242	0.5402		31.8901	31.8901		31.8901	31.8901	3,887.2711	7,531.6989	11,418.9700	11.6528	0.2638	11,788.9155

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1219					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.7935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	108.7449	8.6106	211.0490	0.5384		31.7012	31.7012		31.7012	31.7012	3,887.2711	7,470.0000	11,357.2711	11.5926	0.2638	11,725.7104
Landscaping	1.0482	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890		61.6989	61.6989	0.0603		63.2051
<b>Total</b>	<b>121.7085</b>	<b>9.0081</b>	<b>245.4242</b>	<b>0.5402</b>		<b>31.8901</b>	<b>31.8901</b>		<b>31.8901</b>	<b>31.8901</b>	<b>3,887.2711</b>	<b>7,531.6989</b>	<b>11,418.9700</b>	<b>11.6528</b>	<b>0.2638</b>	<b>11,788.9155</b>

One Broadway Plaza (Proposed Project) - Orange County, Summer

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1219					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.7935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0482	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890		61.6989	61.6989	0.0603		63.2051
<b>Total</b>	<b>12.9636</b>	<b>0.3975</b>	<b>34.3752</b>	<b>1.8100e-003</b>		<b>0.1890</b>	<b>0.1890</b>		<b>0.1890</b>	<b>0.1890</b>	<b>0.0000</b>	<b>61.6989</b>	<b>61.6989</b>	<b>0.0603</b>	<b>0.0000</b>	<b>63.2051</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

One Broadway Plaza (Proposed Project) - Orange County, Summer

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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One Broadway Plaza (Proposed Project) - Orange County, Winter

**One Broadway Plaza (Proposed Project)**  
**Orange County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	190.05	1000sqft	0.00	190,047.00	0
Office Park	9.80	1000sqft	0.00	9,803.00	0
High Turnover (Sit Down Restaurant)	2.68	1000sqft	0.00	2,681.00	0
Quality Restaurant	15.91	1000sqft	0.00	15,915.00	0
Apartments High Rise	415.00	Dwelling Unit	4.32	318,153.00	1187
Strip Mall	8.53	1000sqft	0.00	8,525.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2020
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	702.44	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

One Broadway Plaza (Proposed Project) - Orange County, Winter

Project Characteristics -

Land Use - Total Lot Area = 4.32 ac

Construction Phase - Operational Run Only.

Off-road Equipment - Operational Run Only.

Trips and VMT - Operational Run Only.

Vehicle Trips - Trip Characteristics based on the One Broadway Plaze Trip Generation Evaluation by Urban Crossroads, Inc.

Woodstoves -

Area Coating -

Water And Wastewater -

Solid Waste -

Mobile Land Use Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	9,800.00	9,803.00
tblLandUse	LandUseSquareFeet	2,680.00	2,681.00
tblLandUse	LandUseSquareFeet	15,910.00	15,915.00
tblLandUse	LandUseSquareFeet	415,000.00	318,153.00
tblLandUse	LandUseSquareFeet	8,530.00	8,525.00
tblLandUse	LotAcreage	4.36	0.00
tblLandUse	LotAcreage	0.22	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.37	0.00
tblLandUse	LotAcreage	6.69	4.32
tblLandUse	LotAcreage	0.20	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

One Broadway Plaza (Proposed Project) - Orange County, Winter

tblOffRoadEquipment	OffRoadEquipmentUnitAmount		
		2.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	15.00	34.00
tblVehicleTrips	PR_TP	37.00	57.00
tblVehicleTrips	PR_TP	38.00	56.00
tblVehicleTrips	PR_TP	45.00	66.00
tblVehicleTrips	ST_TR	4.98	2.16
tblVehicleTrips	ST_TR	2.46	4.31
tblVehicleTrips	ST_TR	158.37	122.40
tblVehicleTrips	ST_TR	1.64	2.21
tblVehicleTrips	ST_TR	94.36	90.04
tblVehicleTrips	ST_TR	42.04	46.12
tblVehicleTrips	SU_TR	3.65	2.16
tblVehicleTrips	SU_TR	1.05	4.31
tblVehicleTrips	SU_TR	131.84	142.64
tblVehicleTrips	SU_TR	0.76	0.70
tblVehicleTrips	SU_TR	72.16	71.97
tblVehicleTrips	SU_TR	20.43	21.10
tblVehicleTrips	WD_TR	4.20	2.16
tblVehicleTrips	WD_TR	11.03	4.31
tblVehicleTrips	WD_TR	127.15	112.64
tblVehicleTrips	WD_TR	11.42	9.79
tblVehicleTrips	WD_TR	89.95	83.82
tblVehicleTrips	WD_TR	44.32	37.77







One Broadway Plaza (Proposed Project) - Orange County, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	121.7085	9.0081	245.4242	0.5402		31.8901	31.8901		31.8901	31.8901	3,887.2711	7,531.6989	11,418.9700	11.6528	0.2638	11,788.9155
Energy	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
Mobile	6.0732	24.3217	71.7076	0.2463	21.8707	0.2557	22.1264	5.8484	0.2398	6.0882		24,981.7471	24,981.7471	1.1250		25,009.8726
<b>Total</b>	<b>128.1194</b>	<b>36.3235</b>	<b>319.1503</b>	<b>0.8049</b>	<b>21.8707</b>	<b>32.3791</b>	<b>54.2498</b>	<b>5.8484</b>	<b>32.3633</b>	<b>38.2117</b>	<b>3,887.2711</b>	<b>36,197.6524</b>	<b>40,084.9235</b>	<b>12.8485</b>	<b>0.3314</b>	<b>40,504.8878</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.9636	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890	0.0000	61.6989	61.6989	0.0603	0.0000	63.2051
Energy	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
Mobile	5.4083	19.7703	54.6927	0.1727	15.0033	0.1831	15.1864	4.0120	0.1717	4.1837		17,517.9620	17,517.9620	0.8411		17,538.9892
<b>Total</b>	<b>18.7096</b>	<b>23.1616</b>	<b>91.0863</b>	<b>0.1929</b>	<b>15.0033</b>	<b>0.6054</b>	<b>15.6087</b>	<b>4.0120</b>	<b>0.5940</b>	<b>4.6060</b>	<b>0.0000</b>	<b>21,263.8673</b>	<b>21,263.8673</b>	<b>0.9720</b>	<b>0.0675</b>	<b>21,308.2940</b>

## One Broadway Plaza (Proposed Project) - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	85.40	36.24	71.46	76.04	31.40	98.13	71.23	31.40	98.16	87.95	100.00	41.26	46.95	92.44	79.62	47.39

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/28/2020	2/24/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

One Broadway Plaza (Proposed Project) - Orange County, Winter

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

One Broadway Plaza (Proposed Project) - Orange County, Winter

**3.2 Demolition - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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One Broadway Plaza (Proposed Project) - Orange County, Winter

**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Destination Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.4083	19.7703	54.6927	0.1727	15.0033	0.1831	15.1864	4.0120	0.1717	4.1837		17,517.96 20	17,517.96 20	0.8411		17,538.98 92
Unmitigated	6.0732	24.3217	71.7076	0.2463	21.8707	0.2557	22.1264	5.8484	0.2398	6.0882		24,981.74 71	24,981.74 71	1.1250		25,009.87 26

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	896.40	896.40	896.40	3,063,135	2,101,311
General Office Building	819.10	819.10	819.10	2,638,707	1,810,153
High Turnover (Sit Down Restaurant)	301.88	328.03	382.28	584,717	401,116
Office Park	95.94	21.66	6.86	245,304	168,278
Quality Restaurant	1,333.58	1,432.54	1,145.04	2,470,857	1,695,008
Strip Mall	322.18	393.40	179.98	714,239	489,968
<b>Total</b>	<b>3,769.07</b>	<b>3,891.13</b>	<b>3,429.66</b>	<b>9,716,959</b>	<b>6,665,834</b>

One Broadway Plaza (Proposed Project) - Orange County, Winter

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	57	0	43
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	56	0	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	66	0	34

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
General Office Building	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
High Turnover (Sit Down Restaurant)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Office Park	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Quality Restaurant	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Strip Mall	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

One Broadway Plaza (Proposed Project) - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998
NaturalGas Unmitigated	0.3377	2.9937	2.0185	0.0184		0.2333	0.2333		0.2333	0.2333		3,684.2064	3,684.2064	0.0706	0.0675	3,706.0998

One Broadway Plaza (Proposed Project) - Orange County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	12992.9	0.1401	1.1974	0.5095	7.6400e-003		0.0968	0.0968		0.0968	0.0968		1,528.5724	1,528.5724	0.0293	0.0280	1,537.6560
General Office Building	4758.99	0.0513	0.4666	0.3919	2.8000e-003		0.0355	0.0355		0.0355	0.0355		559.8806	559.8806	0.0107	0.0103	563.2077
High Turnover (Sit Down Restaurant)	1904.76	0.0205	0.1867	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.0893	224.0893	4.3000e-003	4.1100e-003	225.4209
Office Park	305.37	3.2900e-003	0.0299	0.0252	1.8000e-004		2.2800e-003	2.2800e-003		2.2800e-003	2.2800e-003		35.9259	35.9259	6.9000e-004	6.6000e-004	36.1394
Quality Restaurant	11307.1	0.1219	1.1085	0.9312	6.6500e-003		0.0843	0.0843		0.0843	0.0843		1,330.2426	1,330.2426	0.0255	0.0244	1,338.1476
Strip Mall	46.7123	5.0000e-004	4.5800e-003	3.8500e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004		5.4956	5.4956	1.1000e-004	1.0000e-004	5.5282
<b>Total</b>		<b>0.3377</b>	<b>2.9938</b>	<b>2.0185</b>	<b>0.0184</b>		<b>0.2333</b>	<b>0.2333</b>		<b>0.2333</b>	<b>0.2333</b>		<b>3,684.2064</b>	<b>3,684.2064</b>	<b>0.0706</b>	<b>0.0675</b>	<b>3,706.0998</b>



One Broadway Plaza (Proposed Project) - Orange County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	12.9929	0.1401	1.1974	0.5095	7.6400e-003		0.0968	0.0968		0.0968	0.0968		1,528.5724	1,528.5724	0.0293	0.0280	1,537.6560
General Office Building	4.75899	0.0513	0.4666	0.3919	2.8000e-003		0.0355	0.0355		0.0355	0.0355		559.8806	559.8806	0.0107	0.0103	563.2077
High Turnover (Sit Down Restaurant)	1.90476	0.0205	0.1867	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.0893	224.0893	4.3000e-003	4.1100e-003	225.4209
Office Park	0.30537	3.2900e-003	0.0299	0.0252	1.8000e-004		2.2800e-003	2.2800e-003		2.2800e-003	2.2800e-003		35.9259	35.9259	6.9000e-004	6.6000e-004	36.1394
Quality Restaurant	11.3071	0.1219	1.1085	0.9312	6.6500e-003		0.0843	0.0843		0.0843	0.0843		1,330.2426	1,330.2426	0.0255	0.0244	1,338.1476
Strip Mall	0.0467123	5.0000e-004	4.5800e-003	3.8500e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004		5.4956	5.4956	1.1000e-004	1.0000e-004	5.5282
<b>Total</b>		<b>0.3377</b>	<b>2.9938</b>	<b>2.0185</b>	<b>0.0184</b>		<b>0.2333</b>	<b>0.2333</b>		<b>0.2333</b>	<b>0.2333</b>		<b>3,684.2064</b>	<b>3,684.2064</b>	<b>0.0706</b>	<b>0.0675</b>	<b>3,706.0998</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

One Broadway Plaza (Proposed Project) - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.9636	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890	0.0000	61.6989	61.6989	0.0603	0.0000	63.2051
Unmitigated	121.7085	9.0081	245.4242	0.5402		31.8901	31.8901		31.8901	31.8901	3,887.2711	7,531.6989	11,418.9700	11.6528	0.2638	11,788.9155

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1219					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.7935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	108.7449	8.6106	211.0490	0.5384		31.7012	31.7012		31.7012	31.7012	3,887.2711	7,470.0000	11,357.2711	11.5926	0.2638	11,725.7104
Landscaping	1.0482	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890		61.6989	61.6989	0.0603		63.2051
<b>Total</b>	<b>121.7085</b>	<b>9.0081</b>	<b>245.4242</b>	<b>0.5402</b>		<b>31.8901</b>	<b>31.8901</b>		<b>31.8901</b>	<b>31.8901</b>	<b>3,887.2711</b>	<b>7,531.6989</b>	<b>11,418.9700</b>	<b>11.6528</b>	<b>0.2638</b>	<b>11,788.9155</b>

One Broadway Plaza (Proposed Project) - Orange County, Winter

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1219					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.7935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0482	0.3975	34.3752	1.8100e-003		0.1890	0.1890		0.1890	0.1890		61.6989	61.6989	0.0603		63.2051
<b>Total</b>	<b>12.9636</b>	<b>0.3975</b>	<b>34.3752</b>	<b>1.8100e-003</b>		<b>0.1890</b>	<b>0.1890</b>		<b>0.1890</b>	<b>0.1890</b>	<b>0.0000</b>	<b>61.6989</b>	<b>61.6989</b>	<b>0.0603</b>	<b>0.0000</b>	<b>63.2051</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

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One Broadway Plaza (Proposed Project) - Orange County, Winter

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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One Broadway Plaza (Proposed Project) - Orange County, Annual

**One Broadway Plaza (Proposed Project)**  
**Orange County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	190.05	1000sqft	0.00	190,047.00	0
Office Park	9.80	1000sqft	0.00	9,803.00	0
High Turnover (Sit Down Restaurant)	2.68	1000sqft	0.00	2,681.00	0
Quality Restaurant	15.91	1000sqft	0.00	15,915.00	0
Apartments High Rise	415.00	Dwelling Unit	4.32	318,153.00	1187
Strip Mall	8.53	1000sqft	0.00	8,525.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2020
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	702.44	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

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Project Characteristics -

Land Use - Total Lot Area = 4.32 ac

Construction Phase - Operational Run Only.

Off-road Equipment - Operational Run Only.

Trips and VMT - Operational Run Only.

Vehicle Trips - Trip Characteristics based on the One Broadway Plaze Trip Generation Evaluation by Urban Crossroads, Inc.

Woodstoves -

Area Coating -

Water And Wastewater -

Solid Waste -

Mobile Land Use Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	9,800.00	9,803.00
tblLandUse	LandUseSquareFeet	2,680.00	2,681.00
tblLandUse	LandUseSquareFeet	15,910.00	15,915.00
tblLandUse	LandUseSquareFeet	415,000.00	318,153.00
tblLandUse	LandUseSquareFeet	8,530.00	8,525.00
tblLandUse	LotAcreage	4.36	0.00
tblLandUse	LotAcreage	0.22	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.37	0.00
tblLandUse	LotAcreage	6.69	4.32
tblLandUse	LotAcreage	0.20	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

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tblOffRoadEquipment	OffRoadEquipmentUnitAmount		
		2.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	15.00	34.00
tblVehicleTrips	PR_TP	37.00	57.00
tblVehicleTrips	PR_TP	38.00	56.00
tblVehicleTrips	PR_TP	45.00	66.00
tblVehicleTrips	ST_TR	4.98	2.16
tblVehicleTrips	ST_TR	2.46	4.31
tblVehicleTrips	ST_TR	158.37	122.40
tblVehicleTrips	ST_TR	1.64	2.21
tblVehicleTrips	ST_TR	94.36	90.04
tblVehicleTrips	ST_TR	42.04	46.12
tblVehicleTrips	SU_TR	3.65	2.16
tblVehicleTrips	SU_TR	1.05	4.31
tblVehicleTrips	SU_TR	131.84	142.64
tblVehicleTrips	SU_TR	0.76	0.70
tblVehicleTrips	SU_TR	72.16	71.97
tblVehicleTrips	SU_TR	20.43	21.10
tblVehicleTrips	WD_TR	4.20	2.16
tblVehicleTrips	WD_TR	11.03	4.31
tblVehicleTrips	WD_TR	127.15	112.64
tblVehicleTrips	WD_TR	11.42	9.79
tblVehicleTrips	WD_TR	89.95	83.82
tblVehicleTrips	WD_TR	44.32	37.77





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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.6649	0.1573	6.9350	6.9600e-003		0.4199	0.4199		0.4199	0.4199	44.0809	91.7049	135.7858	0.1383	2.9900e-003	140.1347
Energy	0.0616	0.5464	0.3684	3.3600e-003		0.0426	0.0426		0.0426	0.0426	0.0000	2,278.0351	2,278.0351	0.0806	0.0254	2,287.6274
Mobile	0.9996	4.2202	12.3930	0.0427	3.6850	0.0436	3.7287	0.9869	0.0409	1.0278	0.0000	3,933.2926	3,933.2926	0.1739	0.0000	3,937.6398
Waste						0.0000	0.0000		0.0000	0.0000	87.7185	0.0000	87.7185	5.1840	0.0000	217.3188
Water						0.0000	0.0000		0.0000	0.0000	21.8377	425.6268	447.4645	2.2605	0.0566	520.8430
<b>Total</b>	<b>4.7261</b>	<b>4.9239</b>	<b>19.6964</b>	<b>0.0531</b>	<b>3.6850</b>	<b>0.5061</b>	<b>4.1911</b>	<b>0.9869</b>	<b>0.5034</b>	<b>1.4902</b>	<b>153.6371</b>	<b>6,728.6594</b>	<b>6,882.2964</b>	<b>7.8373</b>	<b>0.0850</b>	<b>7,103.5637</b>

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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.3056	0.0497	4.2969	2.3000e-004		0.0236	0.0236		0.0236	0.0236	0.0000	6.9965	6.9965	6.8300e-003	0.0000	7.1673
Energy	0.0616	0.5464	0.3684	3.3600e-003		0.0426	0.0426		0.0426	0.0426	0.0000	2,278.0351	2,278.0351	0.0806	0.0254	2,287.6274
Mobile	0.8847	3.4233	9.4011	0.0300	2.5279	0.0312	2.5591	0.6770	0.0292	0.7062	0.0000	2,759.0727	2,759.0727	0.1295	0.0000	2,762.3089
Waste						0.0000	0.0000		0.0000	0.0000	87.7185	0.0000	87.7185	5.1840	0.0000	217.3188
Water						0.0000	0.0000		0.0000	0.0000	21.8377	425.6268	447.4645	2.2605	0.0566	520.8430
<b>Total</b>	<b>3.2519</b>	<b>4.0194</b>	<b>14.0663</b>	<b>0.0336</b>	<b>2.5279</b>	<b>0.0974</b>	<b>2.6253</b>	<b>0.6770</b>	<b>0.0954</b>	<b>0.7724</b>	<b>109.5562</b>	<b>5,469.7311</b>	<b>5,579.2873</b>	<b>7.6614</b>	<b>0.0820</b>	<b>5,795.2655</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>31.19</b>	<b>18.37</b>	<b>28.58</b>	<b>36.75</b>	<b>31.40</b>	<b>80.76</b>	<b>37.36</b>	<b>31.40</b>	<b>81.04</b>	<b>48.17</b>	<b>28.69</b>	<b>18.71</b>	<b>18.93</b>	<b>2.24</b>	<b>3.52</b>	<b>18.42</b>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/28/2020	2/24/2020	5	20	

**Acres of Grading (Site Preparation Phase): 0**

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**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**3.2 Demolition - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Destination Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.8847	3.4233	9.4011	0.0300	2.5279	0.0312	2.5591	0.6770	0.0292	0.7062	0.0000	2,759.0727	2,759.0727	0.1295	0.0000	2,762.3089
Unmitigated	0.9996	4.2202	12.3930	0.0427	3.6850	0.0436	3.7287	0.9869	0.0409	1.0278	0.0000	3,933.2926	3,933.2926	0.1739	0.0000	3,937.6398

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	896.40	896.40	896.40	3,063,135	2,101,311
General Office Building	819.10	819.10	819.10	2,638,707	1,810,153
High Turnover (Sit Down Restaurant)	301.88	328.03	382.28	584,717	401,116
Office Park	95.94	21.66	6.86	245,304	168,278
Quality Restaurant	1,333.58	1,432.54	1,145.04	2,470,857	1,695,008
Strip Mall	322.18	393.40	179.98	714,239	489,968
<b>Total</b>	<b>3,769.07</b>	<b>3,891.13</b>	<b>3,429.66</b>	<b>9,716,959</b>	<b>6,665,834</b>

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**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	57	0	43
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	56	0	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	66	0	34

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
General Office Building	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
High Turnover (Sit Down Restaurant)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Office Park	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Quality Restaurant	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Strip Mall	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	1,668.0734	1,668.0734	0.0689	0.0143	1,674.0410
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	1,668.0734	1,668.0734	0.0689	0.0143	1,674.0410
NaturalGas Mitigated	0.0616	0.5464	0.3684	3.3600e-003		0.0426	0.0426		0.0426	0.0426	0.0000	609.9617	609.9617	0.0117	0.0112	613.5864
NaturalGas Unmitigated	0.0616	0.5464	0.3684	3.3600e-003		0.0426	0.0426		0.0426	0.0426	0.0000	609.9617	609.9617	0.0117	0.0112	613.5864



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**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	4.7424e+006	0.0256	0.2185	0.0930	1.3900e-003		0.0177	0.0177		0.0177	0.0177	0.0000	253.0723	253.0723	4.8500e-003	4.6400e-003	254.5762
General Office Building	1.73703e+006	9.3700e-003	0.0852	0.0715	5.1000e-004		6.4700e-003	6.4700e-003		6.4700e-003	6.4700e-003	0.0000	92.6945	92.6945	1.7800e-003	1.7000e-003	93.2454
High Turnover (Sit Down Restaurant)	695237	3.7500e-003	0.0341	0.0286	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1005	37.1005	7.1000e-004	6.8000e-004	37.3210
Office Park	111460	6.0000e-004	5.4600e-003	4.5900e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004	0.0000	5.9479	5.9479	1.1000e-004	1.1000e-004	5.9833
Quality Restaurant	4.12708e+006	0.0223	0.2023	0.1699	1.2100e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.2366	220.2366	4.2200e-003	4.0400e-003	221.5453
Strip Mall	17050	9.0000e-005	8.4000e-004	7.0000e-004	1.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.9099	0.9099	2.0000e-005	2.0000e-005	0.9153
<b>Total</b>		<b>0.0616</b>	<b>0.5464</b>	<b>0.3684</b>	<b>3.3500e-003</b>		<b>0.0426</b>	<b>0.0426</b>		<b>0.0426</b>	<b>0.0426</b>	<b>0.0000</b>	<b>609.9617</b>	<b>609.9617</b>	<b>0.0117</b>	<b>0.0112</b>	<b>613.5864</b>

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**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	4.7424e+006	0.0256	0.2185	0.0930	1.3900e-003		0.0177	0.0177		0.0177	0.0177	0.0000	253.0723	253.0723	4.8500e-003	4.6400e-003	254.5762
General Office Building	1.73703e+006	9.3700e-003	0.0852	0.0715	5.1000e-004		6.4700e-003	6.4700e-003		6.4700e-003	6.4700e-003	0.0000	92.6945	92.6945	1.7800e-003	1.7000e-003	93.2454
High Turnover (Sit Down Restaurant)	695237	3.7500e-003	0.0341	0.0286	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1005	37.1005	7.1000e-004	6.8000e-004	37.3210
Office Park	111460	6.0000e-004	5.4600e-003	4.5900e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004	0.0000	5.9479	5.9479	1.1000e-004	1.1000e-004	5.9833
Quality Restaurant	4.12708e+006	0.0223	0.2023	0.1699	1.2100e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.2366	220.2366	4.2200e-003	4.0400e-003	221.5453
Strip Mall	17050	9.0000e-005	8.4000e-004	7.0000e-004	1.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.9099	0.9099	2.0000e-005	2.0000e-005	0.9153
<b>Total</b>		<b>0.0616</b>	<b>0.5464</b>	<b>0.3684</b>	<b>3.3500e-003</b>		<b>0.0426</b>	<b>0.0426</b>		<b>0.0426</b>	<b>0.0426</b>	<b>0.0000</b>	<b>609.9617</b>	<b>609.9617</b>	<b>0.0117</b>	<b>0.0112</b>	<b>613.5864</b>

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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	1.64975e+006	525.6455	0.0217	4.4900e-003	527.5261
General Office Building	2.65876e+006	847.1371	0.0350	7.2400e-003	850.1678
High Turnover (Sit Down Restaurant)	97802.9	31.1621	1.2900e-003	2.7000e-004	31.2736
Office Park	150868	48.0698	1.9800e-003	4.1000e-004	48.2418
Quality Restaurant	580579	184.9850	7.6400e-003	1.5800e-003	185.6468
Strip Mall	97526	31.0739	1.2800e-003	2.7000e-004	31.1850
<b>Total</b>		<b>1,668.0734</b>	<b>0.0689</b>	<b>0.0143</b>	<b>1,674.0410</b>

One Broadway Plaza (Proposed Project) - Orange County, Annual

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	1.64975e+006	525.6455	0.0217	4.4900e-003	527.5261
General Office Building	2.65876e+006	847.1371	0.0350	7.2400e-003	850.1678
High Turnover (Sit Down Restaurant)	97802.9	31.1621	1.2900e-003	2.7000e-004	31.2736
Office Park	150868	48.0698	1.9800e-003	4.1000e-004	48.2418
Quality Restaurant	580579	184.9850	7.6400e-003	1.5800e-003	185.6468
Strip Mall	97526	31.0739	1.2800e-003	2.7000e-004	31.1850
<b>Total</b>		<b>1,668.0734</b>	<b>0.0689</b>	<b>0.0143</b>	<b>1,674.0410</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

One Broadway Plaza (Proposed Project) - Orange County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.3056	0.0497	4.2969	2.3000e-004		0.0236	0.0236		0.0236	0.0236	0.0000	6.9965	6.9965	6.8300e-003	0.0000	7.1673
Unmitigated	3.6649	0.1573	6.9350	6.9600e-003		0.4199	0.4199		0.4199	0.4199	44.0809	91.7049	135.7858	0.1383	2.9900e-003	140.1347

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2047					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9698					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.3593	0.1076	2.6381	6.7300e-003		0.3963	0.3963		0.3963	0.3963	44.0809	84.7084	128.7893	0.1315	2.9900e-003	132.9673
Landscaping	0.1310	0.0497	4.2969	2.3000e-004		0.0236	0.0236		0.0236	0.0236	0.0000	6.9965	6.9965	6.8300e-003	0.0000	7.1673
<b>Total</b>	<b>3.6649</b>	<b>0.1573</b>	<b>6.9350</b>	<b>6.9600e-003</b>		<b>0.4199</b>	<b>0.4199</b>		<b>0.4199</b>	<b>0.4199</b>	<b>44.0809</b>	<b>91.7049</b>	<b>135.7858</b>	<b>0.1383</b>	<b>2.9900e-003</b>	<b>140.1347</b>

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**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2047					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9698					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1310	0.0497	4.2969	2.3000e-004		0.0236	0.0236		0.0236	0.0236	0.0000	6.9965	6.9965	6.8300e-003	0.0000	7.1673
<b>Total</b>	<b>2.3056</b>	<b>0.0497</b>	<b>4.2969</b>	<b>2.3000e-004</b>		<b>0.0236</b>	<b>0.0236</b>		<b>0.0236</b>	<b>0.0236</b>	<b>0.0000</b>	<b>6.9965</b>	<b>6.9965</b>	<b>6.8300e-003</b>	<b>0.0000</b>	<b>7.1673</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

One Broadway Plaza (Proposed Project) - Orange County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	447.4645	2.2605	0.0566	520.8430
Unmitigated	447.4645	2.2605	0.0566	520.8430

One Broadway Plaza (Proposed Project) - Orange County, Annual

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	27.0389 / 17.0463	181.0983	0.8882	0.0223	209.9416
General Office Building	33.7783 / 20.7028	224.1403	1.1095	0.0278	260.1652
High Turnover (Sit Down Restaurant)	0.81347 / 0.0519236	3.8168	0.0267	6.6000e-004	4.6787
Office Park	1.74179 / 1.06755	11.5579	0.0572	1.4300e-003	13.4155
Quality Restaurant	4.82922 / 0.308248	22.6586	0.1582	3.9000e-003	27.7754
Strip Mall	0.631839 / 0.387256	4.1927	0.0208	5.2000e-004	4.8665
<b>Total</b>		<b>447.4645</b>	<b>2.2605</b>	<b>0.0566</b>	<b>520.8430</b>



One Broadway Plaza (Proposed Project) - Orange County, Annual

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	27.0389 / 17.0463	181.0983	0.8882	0.0223	209.9416
General Office Building	33.7783 / 20.7028	224.1403	1.1095	0.0278	260.1652
High Turnover (Sit Down Restaurant)	0.81347 / 0.0519236	3.8168	0.0267	6.6000e-004	4.6787
Office Park	1.74179 / 1.06755	11.5579	0.0572	1.4300e-003	13.4155
Quality Restaurant	4.82922 / 0.308248	22.6586	0.1582	3.9000e-003	27.7754
Strip Mall	0.631839 / 0.387256	4.1927	0.0208	5.2000e-004	4.8665
<b>Total</b>		<b>447.4645</b>	<b>2.2605</b>	<b>0.0566</b>	<b>520.8430</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

One Broadway Plaza (Proposed Project) - Orange County, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	87.7185	5.1840	0.0000	217.3188
Unmitigated	87.7185	5.1840	0.0000	217.3188

## One Broadway Plaza (Proposed Project) - Orange County, Annual

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	190.9	38.7510	2.2901	0.0000	96.0039
General Office Building	176.75	35.8787	2.1204	0.0000	88.8878
High Turnover (Sit Down Restaurant)	31.89	6.4734	0.3826	0.0000	16.0375
Office Park	9.11	1.8493	0.1093	0.0000	4.5814
Quality Restaurant	14.52	2.9474	0.1742	0.0000	7.3021
Strip Mall	8.96	1.8188	0.1075	0.0000	4.5060
<b>Total</b>		<b>87.7185</b>	<b>5.1840</b>	<b>0.0000</b>	<b>217.3188</b>

One Broadway Plaza (Proposed Project) - Orange County, Annual

**8.2 Waste by Land Use**

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	190.9	38.7510	2.2901	0.0000	96.0039
General Office Building	176.75	35.8787	2.1204	0.0000	88.8878
High Turnover (Sit Down Restaurant)	31.89	6.4734	0.3826	0.0000	16.0375
Office Park	9.11	1.8493	0.1093	0.0000	4.5814
Quality Restaurant	14.52	2.9474	0.1742	0.0000	7.3021
Strip Mall	8.96	1.8188	0.1075	0.0000	4.5060
<b>Total</b>		<b>87.7185</b>	<b>5.1840</b>	<b>0.0000</b>	<b>217.3188</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

One Broadway Plaza (Proposed Project) - Orange County, Annual

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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One Broadway Plaza (Entitled Use) - Orange County, Annual

**One Broadway Plaza (Entitled Use)**  
**Orange County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	508.20	1000sqft	4.32	508,200.00	0
Office Park	9.80	1000sqft	0.00	9,803.00	0
High Turnover (Sit Down Restaurant)	2.68	1000sqft	0.00	2,681.00	0
Quality Restaurant	15.91	1000sqft	0.00	15,915.00	0
Strip Mall	8.53	1000sqft	0.00	8,525.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2020
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	702.44	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

One Broadway Plaza (Entitled Use) - Orange County, Annual

Project Characteristics -

Land Use - Total Project Area = 4.32 ac

Construction Phase - Operational Run Only.

Off-road Equipment - Operational Run Only.

Trips and VMT - Operational Run Only.

Area Mitigation -

Vehicle Trips - Trip Rates based on 2002 EIR Traffic Study & ITE 6th Edition Rates

## One Broadway Plaza (Entitled Use) - Orange County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	9,800.00	9,803.00
tblLandUse	LandUseSquareFeet	2,680.00	2,681.00
tblLandUse	LandUseSquareFeet	15,910.00	15,915.00
tblLandUse	LandUseSquareFeet	8,530.00	8,525.00
tblLandUse	LotAcreage	11.67	4.32
tblLandUse	LotAcreage	0.22	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.37	0.00
tblLandUse	LotAcreage	0.20	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblVehicleTrips	ST_TR	2.46	2.37
tblVehicleTrips	ST_TR	158.37	79.19
tblVehicleTrips	ST_TR	1.64	2.37
tblVehicleTrips	ST_TR	42.04	49.97
tblVehicleTrips	SU_TR	1.05	0.98
tblVehicleTrips	SU_TR	131.84	65.92
tblVehicleTrips	SU_TR	0.76	0.98
tblVehicleTrips	SU_TR	20.43	25.24
tblVehicleTrips	WD_TR	11.03	9.10
tblVehicleTrips	WD_TR	127.15	65.17
tblVehicleTrips	WD_TR	11.42	11.01
tblVehicleTrips	WD_TR	44.32	40.67





One Broadway Plaza (Entitled Use) - Orange County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.2231	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0517	0.4704	0.3951	2.8200e-003		0.0358	0.0358		0.0358	0.0358	0.0000	3,072.6662	3,072.6662	0.1155	0.0313	3,084.8698
Mobile	1.4899	6.3071	18.5559	0.0641	5.5319	0.0654	5.5973	1.4814	0.0614	1.5428	0.0000	5,901.2936	5,901.2936	0.2605	0.0000	5,907.8059
Waste						0.0000	0.0000		0.0000	0.0000	109.0285	0.0000	109.0285	6.4434	0.0000	270.1134
Water						0.0000	0.0000		0.0000	0.0000	31.1989	610.3855	641.5844	3.2296	0.0809	746.4266
<b>Total</b>	<b>3.7648</b>	<b>6.7775</b>	<b>18.9581</b>	<b>0.0670</b>	<b>5.5319</b>	<b>0.1012</b>	<b>5.6331</b>	<b>1.4814</b>	<b>0.0971</b>	<b>1.5786</b>	<b>140.2274</b>	<b>9,584.3588</b>	<b>9,724.5863</b>	<b>10.0491</b>	<b>0.1121</b>	<b>10,009.2302</b>

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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.2231	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0517	0.4704	0.3951	2.8200e-003		0.0358	0.0358		0.0358	0.0358	0.0000	3,072.6662	3,072.6662	0.1155	0.0313	3,084.8698
Mobile	1.4899	6.3071	18.5559	0.0641	5.5319	0.0654	5.5973	1.4814	0.0614	1.5428	0.0000	5,901.2936	5,901.2936	0.2605	0.0000	5,907.8059
Waste						0.0000	0.0000		0.0000	0.0000	109.0285	0.0000	109.0285	6.4434	0.0000	270.1134
Water						0.0000	0.0000		0.0000	0.0000	31.1989	610.3855	641.5844	3.2296	0.0809	746.4266
<b>Total</b>	<b>3.7648</b>	<b>6.7775</b>	<b>18.9581</b>	<b>0.0670</b>	<b>5.5319</b>	<b>0.1012</b>	<b>5.6331</b>	<b>1.4814</b>	<b>0.0971</b>	<b>1.5786</b>	<b>140.2274</b>	<b>9,584.3588</b>	<b>9,724.5863</b>	<b>10.0491</b>	<b>0.1121</b>	<b>10,009.2302</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/28/2020	1/27/2020	5	0	

**Acres of Grading (Site Preparation Phase): 0**

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**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**3.2 Demolition - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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One Broadway Plaza (Entitled Use) - Orange County, Annual

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.4899	6.3071	18.5559	0.0641	5.5319	0.0654	5.5973	1.4814	0.0614	1.5428	0.0000	5,901.2936	5,901.2936	0.2605	0.0000	5,907.8059
Unmitigated	1.4899	6.3071	18.5559	0.0641	5.5319	0.0654	5.5973	1.4814	0.0614	1.5428	0.0000	5,901.2936	5,901.2936	0.2605	0.0000	5,907.8059

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	4,624.62	1,204.43	498.04	11,424,944	11,424,944
High Turnover (Sit Down Restaurant)	174.66	212.23	176.67	245,733	245,733
Office Park	107.90	23.23	9.60	276,238	276,238
Quality Restaurant	1,431.10	1,501.27	1148.07	1,994,071	1,994,071
Strip Mall	346.92	426.24	215.30	645,827	645,827
<b>Total</b>	<b>6,685.19</b>	<b>3,367.40</b>	<b>2,047.67</b>	<b>14,586,813</b>	<b>14,586,813</b>

**4.3 Trip Type Information**

One Broadway Plaza (Entitled Use) - Orange County, Annual

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
High Turnover (Sit Down Restaurant)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Office Park	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Quality Restaurant	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Strip Mall	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy



One Broadway Plaza (Entitled Use) - Orange County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	2,560.5992	2,560.5992	0.1057	0.0219	2,569.7599
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	2,560.5992	2,560.5992	0.1057	0.0219	2,569.7599
NaturalGas Mitigated	0.0517	0.4704	0.3951	2.8200e-003		0.0358	0.0358		0.0358	0.0358	0.0000	512.0670	512.0670	9.8100e-003	9.3900e-003	515.1099
NaturalGas Unmitigated	0.0517	0.4704	0.3951	2.8200e-003		0.0358	0.0358		0.0358	0.0358	0.0000	512.0670	512.0670	9.8100e-003	9.3900e-003	515.1099

One Broadway Plaza (Entitled Use) - Orange County, Annual

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	4.64495e+006	0.0251	0.2277	0.1913	1.3700e-003		0.0173	0.0173		0.0173	0.0173	0.0000	247.8721	247.8721	4.7500e-003	4.5400e-003	249.3451
High Turnover (Sit Down Restaurant)	695237	3.7500e-003	0.0341	0.0286	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1005	37.1005	7.1000e-004	6.8000e-004	37.3210
Office Park	111460	6.0000e-004	5.4600e-003	4.5900e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004	0.0000	5.9479	5.9479	1.1000e-004	1.1000e-004	5.9833
Quality Restaurant	4.12708e+006	0.0223	0.2023	0.1699	1.2100e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.2366	220.2366	4.2200e-003	4.0400e-003	221.5453
Strip Mall	17050	9.0000e-005	8.4000e-004	7.0000e-004	1.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.9099	0.9099	2.0000e-005	2.0000e-005	0.9153
<b>Total</b>		<b>0.0517</b>	<b>0.4704</b>	<b>0.3951</b>	<b>2.8200e-003</b>		<b>0.0358</b>	<b>0.0358</b>		<b>0.0358</b>	<b>0.0358</b>	<b>0.0000</b>	<b>512.0670</b>	<b>512.0670</b>	<b>9.8100e-003</b>	<b>9.3900e-003</b>	<b>515.1099</b>

One Broadway Plaza (Entitled Use) - Orange County, Annual

**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	4.64495e+006	0.0251	0.2277	0.1913	1.3700e-003		0.0173	0.0173		0.0173	0.0173	0.0000	247.8721	247.8721	4.7500e-003	4.5400e-003	249.3451
High Turnover (Sit Down Restaurant)	695237	3.7500e-003	0.0341	0.0286	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1005	37.1005	7.1000e-004	6.8000e-004	37.3210
Office Park	111460	6.0000e-004	5.4600e-003	4.5900e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004	0.0000	5.9479	5.9479	1.1000e-004	1.1000e-004	5.9833
Quality Restaurant	4.12708e+006	0.0223	0.2023	0.1699	1.2100e-003		0.0154	0.0154		0.0154	0.0154	0.0000	220.2366	220.2366	4.2200e-003	4.0400e-003	221.5453
Strip Mall	17050	9.0000e-005	8.4000e-004	7.0000e-004	1.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.9099	0.9099	2.0000e-005	2.0000e-005	0.9153
<b>Total</b>		<b>0.0517</b>	<b>0.4704</b>	<b>0.3951</b>	<b>2.8200e-003</b>		<b>0.0358</b>	<b>0.0358</b>		<b>0.0358</b>	<b>0.0358</b>	<b>0.0000</b>	<b>512.0670</b>	<b>512.0670</b>	<b>9.8100e-003</b>	<b>9.3900e-003</b>	<b>515.1099</b>

One Broadway Plaza (Entitled Use) - Orange County, Annual

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	7.10972e+006	2,265.3085	0.0935	0.0194	2,273.4127
High Turnover (Sit Down Restaurant)	97802.9	31.1621	1.2900e-003	2.7000e-004	31.2736
Office Park	150868	48.0698	1.9800e-003	4.1000e-004	48.2418
Quality Restaurant	580579	184.9850	7.6400e-003	1.5800e-003	185.6468
Strip Mall	97526	31.0739	1.2800e-003	2.7000e-004	31.1850
<b>Total</b>		<b>2,560.5992</b>	<b>0.1057</b>	<b>0.0219</b>	<b>2,569.7599</b>

One Broadway Plaza (Entitled Use) - Orange County, Annual

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	7.10972e+006	2,265.3085	0.0935	0.0194	2,273.4127
High Turnover (Sit Down Restaurant)	97802.9	31.1621	1.2900e-003	2.7000e-004	31.2736
Office Park	150868	48.0698	1.9800e-003	4.1000e-004	48.2418
Quality Restaurant	580579	184.9850	7.6400e-003	1.5800e-003	185.6468
Strip Mall	97526	31.0739	1.2800e-003	2.7000e-004	31.1850
<b>Total</b>		<b>2,560.5992</b>	<b>0.1057</b>	<b>0.0219</b>	<b>2,569.7599</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

One Broadway Plaza (Entitled Use) - Orange County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.2231	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Unmitigated	2.2231	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2527					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9698					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.6000e-004	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
<b>Total</b>	<b>2.2231</b>	<b>6.0000e-005</b>	<b>7.0000e-003</b>	<b>0.0000</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0135</b>	<b>0.0135</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.0144</b>

One Broadway Plaza (Entitled Use) - Orange County, Annual

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2527					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9698					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.6000e-004	6.0000e-005	7.0000e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
<b>Total</b>	<b>2.2231</b>	<b>6.0000e-005</b>	<b>7.0000e-003</b>	<b>0.0000</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0135</b>	<b>0.0135</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.0144</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

One Broadway Plaza (Entitled Use) - Orange County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	641.5844	3.2296	0.0809	746.4266
Unmitigated	641.5844	3.2296	0.0809	746.4266

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	90.3243 / 55.36	599.3586	2.9668	0.0744	695.6905
High Turnover (Sit Down Restaurant)	0.81347 / 0.0519236	3.8168	0.0267	6.6000e-004	4.6787
Office Park	1.74179 / 1.06755	11.5579	0.0572	1.4300e-003	13.4155
Quality Restaurant	4.82922 / 0.308248	22.6586	0.1582	3.9000e-003	27.7754
Strip Mall	0.631839 / 0.387256	4.1927	0.0208	5.2000e-004	4.8665
<b>Total</b>		<b>641.5844</b>	<b>3.2296</b>	<b>0.0809</b>	<b>746.4266</b>



One Broadway Plaza (Entitled Use) - Orange County, Annual

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	90.3243 / 55.36	599.3586	2.9668	0.0744	695.6905
High Turnover (Sit Down Restaurant)	0.81347 / 0.0519236	3.8168	0.0267	6.6000e-004	4.6787
Office Park	1.74179 / 1.06755	11.5579	0.0572	1.4300e-003	13.4155
Quality Restaurant	4.82922 / 0.308248	22.6586	0.1582	3.9000e-003	27.7754
Strip Mall	0.631839 / 0.387256	4.1927	0.0208	5.2000e-004	4.8665
<b>Total</b>		<b>641.5844</b>	<b>3.2296</b>	<b>0.0809</b>	<b>746.4266</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

One Broadway Plaza (Entitled Use) - Orange County, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	109.0285	6.4434	0.0000	270.1134
Unmitigated	109.0285	6.4434	0.0000	270.1134

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	472.63	95.9396	5.6699	0.0000	237.6863
High Turnover (Sit Down Restaurant)	31.89	6.4734	0.3826	0.0000	16.0375
Office Park	9.11	1.8493	0.1093	0.0000	4.5814
Quality Restaurant	14.52	2.9474	0.1742	0.0000	7.3021
Strip Mall	8.96	1.8188	0.1075	0.0000	4.5060
<b>Total</b>		<b>109.0285</b>	<b>6.4434</b>	<b>0.0000</b>	<b>270.1134</b>

One Broadway Plaza (Entitled Use) - Orange County, Annual

**8.2 Waste by Land Use**

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	472.63	95.9396	5.6699	0.0000	237.6863
High Turnover (Sit Down Restaurant)	31.89	6.4734	0.3826	0.0000	16.0375
Office Park	9.11	1.8493	0.1093	0.0000	4.5814
Quality Restaurant	14.52	2.9474	0.1742	0.0000	7.3021
Strip Mall	8.96	1.8188	0.1075	0.0000	4.5060
<b>Total</b>		<b>109.0285</b>	<b>6.4434</b>	<b>0.0000</b>	<b>270.1134</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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One Broadway Plaza (Entitled Use) - Orange County, Annual

**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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## **ATTACHMENT B**

### **AIR QUALITY EMISSIONS PRESENTED IN THE FEIR**

**Table 3.4-7  
Total Project Emissions**

	Pollutant Emissions (lbs/day)				
	CO	ROG	NO <sub>x</sub>	PM <sub>10</sub>	SO <sub>x</sub>
Vehicular Trips	458.41	31.22	54.21	7.93	39.50
Natural Gas Consumption	0.73	0.19	4.39	0.01	0.00
Electrical Generation	3.03	0.15	17.45	0.61	1.82
<b>Total Project Emissions</b>	<b>462.2</b>	<b>31.6</b>	<b>76.1</b>	<b>8.5</b>	<b>41.3</b>
<b>SCAQMD Thresholds</b>	550	55	55	150	150

Source: Mestre Greve Associates, 2002.

Table 3.4-7 shows that the total project emissions, specifically NO<sub>x</sub>, exceed the SCAQMD Thresholds. Since the project emissions are above the significance thresholds, the project will result in a significant regional air quality impact. Long-term mitigation measures are recommended in Section 3.4.5.

### 3.4.4 COMPLIANCE WITH AIR QUALITY PLANNING

The following sections deal with the major air planning requirements for this project. Specifically, consistency of the project with the AQMP is addressed. As discussed below, consistency with the AQMP is a requirement of the California Environmental Quality Act (CEQA).

#### 3.4.4.1 Consistency with AQMP

An EIR must discuss any inconsistencies between the proposed project and applicable GPs and regional plans (California Environmental Quality Act (CEQA) guidelines (Section 15125)). Regional plans that apply to the proposed project include the South Coast Air Quality Management Plan (AQMP). In this regard, this section will discuss any inconsistencies between the proposed project with the AQMP.

The purpose of the consistency discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the project would interfere with the region's ability to comply with federal and state air quality standards. If the decision-maker determines that the project is inconsistent, the lead agency may consider project modifications or

## Appendix B Project Trip Generation Memo

## Appendix

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April 16, 2020

Mr. Mike Harrah  
Caribou Industries, Inc.  
1103 N. Broadway  
Santa Ana, CA 92701

**SUBJECT: ONE BROADWAY PLAZA TRIP GENERATION EVALUATION**

Dear Mr. Mike Harrah:

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Evaluation for One Broadway Plaza development which is located on the northeast corner of Broadway and 10<sup>th</sup> Street in the City of Santa Ana. The purpose of this work effort is to assess the potential changes in trip generation associated with the update to the uses proposed for the Project. The Project consists of the development of 415 multifamily residential dwelling units in place of 318,153 square feet of office use.

**BACKGROUND**

The Project is proposing to amend the General Plan Land Use Element to allow the development of residential uses (at the density/intensity proposed) for the One Broadway Plaza District Center (OBPDC) Specific Development District (SD) 75. Currently, SD75 allows for the development of a 37-story tower with 518,000 square feet of office uses, a destination restaurant at the top two levels of the tower, and residential uses are not currently permitted. The following trip generation assessment is in support of the proposed addendum to the Environment Impact Report (EIR).

**CURRENTLY APPROVED PROJECT**

The previous Project traffic analysis was prepared in February 2002 (One Broadway Plaza EIR Traffic Impact Study, prepared by P&D Consultants, referred to as 2002 Traffic Study). The 2002 Traffic Study evaluated 545,124 square feet of office use within a 37-story building and surrounding rehabilitated structures, which are broken down by use below in Table 1. The Project also includes an 8-level freestanding parking structure with approximately 2,100 parking spaces.

**TABLE 1: CURRENTLY APPROVED ONE BROADWAY PLAZA LAND USE STATISTICAL SUMMARY**

Land Use	Square Feet <sup>1</sup>
Office Building	508,200
Rehabilitated Office	9,803
Retail	8,525
Formal Dining	15,915
Casual Dining	2,681
<b>Total</b>	<b>545,124</b>

<sup>1</sup> Source: One Broadway Plaza EIR Traffic Impact Study, P&D Consultants, February 2002.

The trip generation from the 2002 Traffic Study was calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6<sup>th</sup> Edition (1997) and the ITE Trip Generation Handbook – An ITE Proposed Recommended Practice (October 1998). As shown in Table 2, the 2002 Traffic Study concluded that the Project would generate 6,686 trip-ends per day, with 744 trips generated during the AM peak hour and 819 trips generated during the PM peak hour.

**TABLE 2: CURRENTLY APPROVED PROJECT TRIP GENERATION SUMMARY**

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Office (Tower)	508.200	TSF	600	82	682	110	539	649	4,625
Office (Rehabilitated Structures)	9.803	TSF	13	2	15	2	12	14	108
Retail (Tower & Garage)	8.525	TSF	11	11	22	9	13	22	347
Casual Dining (Rehabilitated Structures)	2.681	TSF	6	6	12	9	6	15	175
Formal Dining (Tower)	15.915	TSF	7	6	13	80	39	119	1,432
<b>Total Project<sup>2</sup></b>			<b>637</b>	<b>107</b>	<b>744</b>	<b>211</b>	<b>609</b>	<b>819</b>	<b>6,686</b>

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> Source: One Broadway Plaza EIR Traffic Impact Study

## PROPOSED PROJECT

The Project is proposing to develop a mixed-use development with both residential and office uses at One Broadway Plaza. The Project requires a General Plan Land Use Element amendment to permit residential development within the OBPDC. The One Broadway Plaza building includes 518,000 square feet of office uses. Approximately 60% (318,153 square feet) is proposed for a total of 415 apartment units.

Table 3 presents the trip generation rates obtained from the ITE Trip Generation Manual (10<sup>th</sup> Edition, 2017) for the proposed multifamily housing use and the remaining other office, retail, and restaurant uses originally contemplated. The ITE trip generation rate utilized for the multifamily housing is for developments located within City Center Core areas (as opposed to rates for developments within a general urban/suburban setting). The average rates for General Office uses located within City Center Core areas has also been utilized to estimate the trip generation for the office uses proposed in the tower, while the average rates for General Office located within general urban/suburban areas have been used to estimate traffic for the rehabilitated structures. The latest ITE Trip Generation Manual does not provide any trip rate data for Specialty Retail, as such, the average rates for the Shopping Center land use (ITE Code 820) have been utilized. Similar to the 2002 Traffic Study, an AM inbound and outbound split is not reported for the Quality Restaurant land use. As such, a 50%/50% split has been assumed for the AM peak hour, consistent with the 2002 Traffic Study.

**TABLE 3: ITE TRIP GENERATION RATES**

Land Use <sup>1</sup>	Units <sup>2</sup>	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (High-Rise) <sup>3</sup>	DU	222	0.08	0.14	0.22	0.13	0.10	0.23	2.16
General Office <sup>4</sup>	TSF	710	0.43	0.07	0.50	0.07	0.36	0.43	4.30
General Office <sup>5</sup>	TSF	710	1.00	0.16	1.16	0.18	0.97	1.15	9.74
Shopping Center	TSF	820	0.58	0.36	0.94	1.83	1.98	3.81	37.75
Quality Restaurant <sup>6</sup>	TSF	931	0.37	0.37	0.73	5.23	2.57	7.80	83.84
High Turnover (Sit-Down) Restaurant	TSF	932	5.47	4.47	9.94	6.06	3.71	9.77	112.18

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

<sup>2</sup> DU = dwelling units; TSF = thousand square feet

<sup>3</sup> Based on average rates for developments located within Center City Core areas.

<sup>4</sup> Based on average rates for ITE Land Use Code 710 for developments located within Center City Core areas (using 253,728 square feet).  
 Daily trip generation rate not available in ITE Trip Generation Manual. Estimated based on 10 times the PM peak hour.

<sup>5</sup> Based on average rates for ITE Land Use Code 710.

<sup>6</sup> ITE Trip Generation Manual does not provide in/out split for the AM peak hour; as such, a 50/50 split has been assumed.

The resulting trip generation for the proposed Project is shown on Table 4. Pass-by reduction assumptions for the shopping center, quality restaurant, and high turnover (sit-down) restaurant uses are consistent with the current ITE Trip Generation Handbook (3<sup>rd</sup> Edition, 2017). A 5% reduction has also been applied to account for transit mode share, consistent with other projects in the City of Santa Ana. As shown in Table 4, the proposed Project is estimated to generate 2,792 trip-ends per day with 234 AM peak hour trips and 301 PM peak hour trips.

**TABLE 4: PROPOSED PROJECT TRIP GENERATION SUMMARY**

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (High-Rise) (Tower)	415	DU	35	57	92	55	40	95	896
Office (Tower)	190.047	TSF	82	13	95	13	69	82	818
Office (Rehabilitated Structures)	9.803	TSF	10	2	12	2	9	11	96
Shopping Center (Tower & Garage)	8.525	TSF	5	3	8	16	17	33	322
Pass-by Reduction (PM/Daily: 34%):			0	0	0	-5	-5	-10	-110
<i>Shopping Center Total:</i>			5	3	8	11	12	23	212
Quality Restaurant (Tower)	15.915	TSF	6	6	12	83	41	124	1,334
Pass-by Reduction (PM/Daily: 44%):			0	0	0	-18	-18	-36	-588
<i>Quality Restaurant Total:</i>			6	6	12	65	23	88	746
High Turnover (Sit-Down) Restaurant (Rehabilitated Structures)	2.681	TSF	15	12	27	16	10	26	302
Pass-by Reduction (PM/Daily: 43%):			0	0	0	-4	-4	-8	-130
<i>High Turnover (Sit-Down) Restaurant Total:</i>			15	12	27	12	6	18	172
Transit Mode Share Reduction (5%):			-8	-5	-12	-8	-8	-16	-148
<b>Proposed Project Total</b>			<b>145</b>	<b>88</b>	<b>234</b>	<b>150</b>	<b>151</b>	<b>301</b>	<b>2,792</b>

<sup>1</sup> DU = dwelling units; TSF = thousand square feet

## PROJECT TRIP GENERATION COMPARISON

As shown in Table 5, the development of the proposed Project is anticipated to generate 3,894 fewer trip-ends per day with 510 fewer AM and 518 fewer PM peak hour trips as compared to the currently approved Project. This equates to a 69% reduction during the AM, and 63% reduction during the PM peak hours and a 58% reduction to daily trip-ends.

**TABLE 5: TRIP GENERATION COMPARISON**

Project	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Currently Approved <sup>1</sup>	637	107	744	211	609	819	6,686
Proposed Project <sup>2</sup>	145	88	234	150	151	301	2,792
<b>Variance</b>	<b>-492</b>	<b>-19</b>	<b>-510</b>	<b>-61</b>	<b>-458</b>	<b>-518</b>	<b>-3,894</b>

<sup>1</sup> Trip generation based on the currently approved Project per the 2002 Traffic Study (see Table 2).

<sup>2</sup> Proposed Project trip generation (see Table 4).

## **CITY OF SANTA ANA VMT SCREENING**

As stated in the City of Santa Ana Traffic Impact Study Guidelines (September 2019), projects may be screened out from completing a full VMT analysis if they have the potential to reduce VMT/SP and would consequently result in a less-than-significant transportation impact. In other words, the project should have the potential to reduce VMT/SP and be consistent with the Regional Transportation Plan (RTP) / Sustainable Communities Strategy's (SCS) in order to be initially screened out. Projects located within Transit Priority Areas (TPAs) and low-VMT generating Traffic Analysis Zones (TAZ) have the potential to reduce VMT/SP and are consistent with the RTP/SCS. As illustrated in Appendices A and B of the City of Santa Ana Traffic Impact Study Guidelines, the proposed Project is located in a TPA and low-VMT generating TAZ.

The Project is proposed to develop residential, office, retail, and restaurant uses. The mixed-use nature of the Project promotes low-VMT generation within the TAZ as well as the overall City. As discussed with the City of Santa Ana Planning Department, an increase of approximately 5,406 households is projected for the City based on the Orange County Transportation Analysis Model (OCTAM) from the base year of 2016 to the forecasted year of 2045. As such, the households proposed by the Project would be consistent with the growth anticipated in the RTP/SCS for the City. Orange County currently experiences a high demand and low supply of households in the region and the proposed Project would have the potential to serve the regional demand for households and is therefore consistent with the goals and objectives of the RTP/SCS.

## **CONCLUSION**

Appendix B-1 of the 2017 Orange County Transportation Authority (OCTA) Congestion Management Program (CMP) identifies a change of three percent or more to the level of service (LOS) standard as a significant impact. The AM and PM peak hour intersection operations analysis are used to identify an intersection's LOS during the peak hours. Since the proposed Project would result in a net reduction to the AM and PM peak hour trips in comparison to currently approved Project, the impacts are anticipated to be the same or less than those previously identified at off-site study area intersections. Therefore, no additional traffic-related impacts are anticipated as a result of the proposed development that is currently being contemplated in addition to those previously disclosed in the EIR. If you have any questions, please contact me directly at (949) 336-5987.

Mr. Mike Harrah  
Caribou Industries, Inc.  
April 16, 2020  
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Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE  
Associate Principal



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Associate Principal



## Appendix C Water and Sewer Studies



## Appendix

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# WATER AND SEWER COMPARISON

*For*

## ONE BROADWAY PLAZA

*Prepared for:*

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March 3, 2020

JN1262-05

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**I. INTRODUCTION**

The purpose of this report is to compare the current entitled water and wastewater demands for the reuse project titled One Broadway Plaza located at 10<sup>th</sup> & Broadway in Santa Ana to the proposed revised entitled condition's water and wastewater demands. The current entitled project does not include a residential component and the proposed revised entitled project will include residential units. Multiple documents and data were reviewed in preparation of this comparison that included: Final Environmental Impact Report for One Broadway Plaza, City of Santa Ana Water and Sewer Design Guidelines, City of Santa Ana Transit Zoning Code EIR, the City of Santa Ana Water Master Plan, the City of Santa Ana Sewer Master Plan and regional generation factors.



## II. CURRENT ENTITLED CONDITION

The property as currently entitled, consists of a mixed-use high-rise with offices & executive office suits and various other uses. The section below describes the current entitled demand for domestic water and wastewater service.

### WATER SERVICE

There is a 12" water line adjacent to the project site in N. Broadway.

Land Use	Unit Water Demand Factor <sup>(1)</sup>	Area (square feet)	Daily water Usage (gpd)
Mixed-use	0.09 gpd/sf	518,003 sf	<b>46,621</b>
Notes: <sup>(1)</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.09 gpd/sf)			

As shown above current entitled water demand at the project site is estimated to be approximately **46,621 gallons per day (gpd)**.

### WASTEWATER SERVICE

There is a 15" sewer line adjacent to the project site in N. Broadway.

Land Use	Unit Water Demand Factor <sup>(1)</sup>	Area (square feet)	Average Sewer Flow (gpd)
Mixed-use	0.0765 gpd/sf	518,003 sf	<b>39,628</b>
Notes: <sup>(1)</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.0765 gpd/sf)			

As shown above existing average sewer flow at the project site is estimated to be approximately **39,628 gallons per day (gpd)**.

### III. PROPOSED REVISED ENTITLED CONDITION

The proposed revised entitled project consists of a mixed-use high-rise with offices & executive office suits and various other uses along with residential apartments. The section below describes the proposed revised entitled project's demand for domestic water and wastewater service.

#### WATER SERVICE

Land Use	Unit Water Demand Factor	Project DU, capita or Square Footage	Daily water Usage (gpd)
Offices (Commercial)	0.09 gpd/sf <sup>(1)</sup>	259,002 sf	23,311
Apartments (High-Rise Residential) – 415 Apartments	110 gpd/capita <sup>(2)</sup>	440 capita <sup>(3)</sup>	48,400
<b>Total Proposed Revised Entitled Water Demand</b>			<b>71,711</b>
<b>Total Current Entitled Water Flow</b>			<b>(46,621)</b>
<b>Project Net Water Demand (Proposed-Current)</b>			<b>+ 25,090</b>
Notes:			
<sup>(1)</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.09 gpd/sf)			
<sup>(2)</sup> Unit Water Demand Factors was taken from the City of Santa Ana Water and Sewer Design Guidelines (110 gpd/capita)			
<sup>(3)</sup> Capacity was assumed at 1 person per bedroom (440 capita) for the 415 apartments			

As shown above, the proposed revised entitlements daily water demand is estimated to be approximately **71,711 gallons per day (gpd)**.

#### WASTEWATER SERVICE

Land Use	Unit Water Demand Factor <sup>(1)</sup>	Project DU, capita or Square Footage	Total Average Wastewater Generation (gpd)	Total Peak Flow Wastewater Generation (cfs) <sup>(2)</sup>
Offices (Commercial)	0.0765 gpd/sf	259,002 sf	19,814 gpd	0.09 cfs
Apartments (Residential)	127.5 gpd/unit	415 units	52,913 gpd	0.25 cfs
<b>Total Proposed Revised Entitled Wastewater Demand</b>			<b>72,727 gpd</b>	<b>0.34cfs</b>
<b>Total Current Entitled Wastewater Flow</b>			<b>(39,628) gpd</b>	<b>(0.18) cfs</b>
<b>Project Net Wastewater Flow (Proposed-Current)</b>			<b>+ 33,099 gpd</b>	<b>+ 0.16 cfs</b>
Notes:				
<sup>(1)</sup> Unit Water Demand Factor was taken from the City of Santa Ana Transit Zoning Code EIR (0.0765 gpd/sf & 127.5 gpd/unit)				
<sup>(2)</sup> Peak Flow = 3* Average Daily Flow				

As shown above, the proposed revised entitlements average sewer flow is estimated to be approximately **72,727 gallons per day (gpd)**.

#### IV. REFERENCES

1. *City of Santa Ana Sewer Master Plan Final Report*. Santa Ana: City of Santa Ana Public Works, December 2016.
2. *City of Santa Ana 2017 Water Master Plan*. Santa Ana: City of Santa Ana Public Works, January 2018.
3. *City of Santa Ana Design Guidelines for Water and Sewer Facilities*. Santa Ana: City of Santa Ana Public Works, March 2017.
4. *City of Santa Ana Disinfection Guidelines for Water Facilities*. Santa Ana: City of Santa Ana Public Works, March 2017.
5. *City of Santa Ana Engineering CAD Standards Version 2.1*. Santa Ana: City of Santa Ana Public Works, February 2010.
6. *City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) EIR*. PBS&J, May 2010.
7. *Final Environmental Impact Report for One Broadway Plaza*. P&D Consultants, August 2004.

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