U.S. Department of Housing and Urban Development
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Environmental Assessment
Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name:	Motel 6 Apartments
Responsible Entity:	**OC Housing & Community Development**
Grant Recipient (if different than Responsible Entity):	
State/Local Identifier:	CA/094, CA/059
Preparer:	Suzanne Harder, OC Housing and Community Development
Certifying Officer Name and Title:	Julia Bidwell, Director OC Housing & Community Development
Consultant (if applicable):	Jonathan Rigg, Dudek 1 SW Columbia Street, Suite 1500 Portland, Oregon 97258 503.956.1444
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Project Location:

The Motel 6 Apartment Project (referred to throughout this Environmental Assessment as the proposed project, proposed development, or project) is at 2274 Newport Boulevard, Costa Mesa, California (refer to Attachment 1, Project Location). The project site is approximately 1.16 acres, which includes the building currently occupied by Motel 6 Costa Mesa, consisting of 94 guest rooms for commercial/hospitality use. On-site operations consist of daily hotel activities, such as overnight lodging, laundry, housekeeping services, office activities, and routine property maintenance. The project site is also improved by a swimming pool, spa, and guest laundry services. The existing Motel 6 building is approximately 50,642 square feet. The project is on Assessor's Parcel Number 426-053-15. The project site has a General Plan Land Use Designation of COMRES (Commercial–Residential), is zoned R2-HD (Multi-family Residential) under the Newport Boulevard Specific Plan, and is within the City of Costa Mesa's Residential Incentive Overlay district (City of Costa Mesa 2016), which allows for residential uses at a higher density than would typically be allowed under the base zoning. The properties immediately surrounding the project site consist of mixed residential and commercial uses. California State Route 55 (Costa Mesa Freeway) borders the western project boundary.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

The proposed affordable housing development is a partnership between Community Development Partners, the County of Orange (County) and the City of Costa Mesa (City), with additional financing from the State Housing and Community Development Homekey (State HCD) program. The Homekey program provides critically needed housing units for people experiencing homelessness throughout the state. Specifically, this program was designed as part of the state's response to protecting individuals experiencing homelessness who were impacted by COVID-19. After renovations are completed, the property would consist of 85 units total, including 79 studio units, 5 one-bedroom units and one two-bedroom manager's unit. Studio rooms would have an average size of 315 square feet. One-bedroom units would have an average size of 400 square feet.

The proposed project would be completed and financed in two phases. Phase 1 of the project would utilize funding from the State HCD Homekey program, MHSA funds from the County, HOME funds from the County, matching funds from the City and County as well as an acquisition loan. The 40 Homekey assisted units would be set aside for individuals experiencing homelessness or chronic homelessness or at-risk of homelessness with incomes at 30% or below the area median income, including 10 units dedicated for individuals who meet the Mental Health Services Act (MHSA) funds eligibility criteria and 30 units for veterans subsidized with Orange County Housing Authority (OCHA) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers (PBVs) for homeless veterans. During this phase, the 40 Homekey units would be renovated to meet Housing Quality Standards and the Homekey accessibility and hearing/visual requirements. All Homekey units would be updated with new kitchenettes, countertops, flooring, paint, fixtures, appliances, furniture, and required deferred maintenance, as needed. Leasing and common area spaces would be updated, including other upgrades related to the Americans with

Disabilities Act, as required as well as the manager unit. Phase 2 of the proposed development would renovate the remaining non-Homekey units and the courtyard toward the back of the property. The second phase would seek Tax Credit and Tax-Exempt Bond financing for the construction and permanent debt. Units renovated during Phase 2 would target adults 55-years and older earning a mix of 50% and 60% of area median income.

Property management would be provided by FPI Management, and resident services and intensive case management would be provided by Mercy House, a supportive services group. Mercy House would provide supportive services to residents on site using the current front lobby space and the management space. Additional shared areas for residents would include a new outdoor patio, smoking area, dog run, and community garden to encourage social interaction among residents. Pedestrian access would be enhanced toward the corner of Newport Boulevard and Albert Place, encouraging residents to walk to nearby community and commercial amenities. Aesthetic improvements of the existing Motel 6 building would include building façade enhancements, and substantial upgrades to existing landscaped areas. Supportive services to the residents in MHSA units would be provided by the Orange County Health Care Agency through a full-service partnership (FSP) and services to the residents in units supported with the VASH vouchers would provided by the United States Department of Veterans Affairs (VA).

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

As demand increases for County services and the County's population increases, the need for additional housing and access to government services has also increased.

The proposed project's objectives are as follows:

- Create new affordable, safe, attractive, and service-enriched residences for low and extremely low-income individuals.
- Create a community that fits into and improves the existing neighborhood in style, texture, scale, and relation to the street.

Rehabilitation and revitalization of the Motel 6 building would bring much-needed supportive and low-income housing for seniors and individuals experiencing homelessness while improving the area and complementing the surrounding neighborhood.

Existing Conditions and Trends [24 CFR 58.40(a)]:

According to the Phase I Environmental Site Assessment completed by Partner Engineering and Science Inc. in December 2021, the project site is currently occupied by Motel 6 Costa Mesa and related amenities, including a swimming pool, spa, and guest laundry services. The project site is also improved with concrete-paved parking and drive areas, and associated landscaping. Areas adjacent to the project site are developed with commercial and residential uses, as follows:

- North: Restaurant (2278 Newport Boulevard) and residential properties (114–120 Albert Place)

- South: Motel (2250 Newport Boulevard) and residential properties (126 and 132 Cecil Place)
- East: Residential property (131 Albert Place)
- West: Newport Boulevard and California State Route 55 (Costa Mesa Freeway)

Funding Information

Grant Number	HUD Program	Funding Amount
(No grant number for vouchers)	30 Orange County Housing Authority's Veterans Affairs Supportive Housing Project Based Vouchers	$9,792,000
Grant # M-15-UC-06-0525	HOME funding	$410,231.78
Grant # M-16-UC-06-0525	HOME funding	$89,768.22

Estimated Total HUD Funded Amount: $10,292,000

Other Funding (non-HUD): City of Costa Mesa American Rescue Plan Funds ($2,000,000)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: **$28,064,000**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	The project site is not adjacent to any military or municipal airports. The nearest airport is John Wayne Airport, approximately 2.75 miles

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		northeast of the project site (see Attachment 2; see Environmental Review Record [ERR] 1). The Army airfield at Joint Forces Training Base Los Alamitos is the nearest military airport, approximately 20 miles west of the project site.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Coastal Barrier Resources Act does not apply to this project because no coastal barrier resources protected under this policy occur in California (see Attachment 3). In addition, because the proposed residential project is approximately 2.98 miles from the coast, it is unlikely to affect coastal resources (USFWS 2019).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates that the project site does not occur on a floodplain. According to the map, the project site is in Zone X, an area outside of the Special Flood Management Areas and at a higher elevation than the 0.2% annual chance flood areas (FEMA 2020) (FIRM Panel 06059 C0269J Effective March 2019; see Attachment 4; see ERR 2).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☒ No ☐	The proposed project falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) within the South Coast Air Basin. The SCAQMD, according to the U.S. Environmental Protection Agency (USEPA), is currently in a nonattainment zone for federal ozone (8-hour ozone) and particulate matter from greenhouse gasses (fine particulate matter [$PM_{2.5}$]). Federal ozone in Orange County has been classified as extreme, and $PM_{2.5}$ has been classified as serious (EPA 2020a). To meet U.S. Housing and Urban Development (HUD) air quality guidelines, the proposed project must follow the State Implementation Plan, which describes

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		how an area will meet national and ambient air quality standards. State Implementation Plan guidelines require the proposed project to keep its criteria pollutant emissions below SCAQMD's significance thresholds (SCAQMD 2019). The project site's location close to public transportation is consistent with regional efforts to improve transit availability and would reduce the amount of emissions ($PM_{2.5}$) associated with motor vehicle travel. By developing affordable housing consistent with the growth anticipated by the City of Costa Mesa (City) General Plan and existing zoning and land use designations (City of Costa Mesa 2016), the proposed project is in compliance with the Regional Air Quality Strategy, State Implementation Plan, and Air Quality Management Plan for this locality. Air quality at the project site could be negatively impacted by fugitive dust (coarse particulate matter [PM_{10}]) and other particulate air pollutants ($PM_{2.5}$) released during construction-related activities, such as land clearing or grading. Exhaust emissions (oxides of nitrogen [NO_x] and carbon monoxide [CO]) released by heavy construction vehicles could also temporarily impact air quality. Adverse impacts to air quality during construction would be managed by implementing mitigation measures for fugitive dust control in compliance with SCQAMD Rule 403. This guideline identifies measures to reduce fugitive dust that are required to be implemented at all construction sites within the South Coast Air Basin (SCAQMD 2005) (**Mitigation Measure 1**). The California Emissions Estimator Model (CalEEMod) was used to estimate annual

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		criteria air pollutant emissions during the construction and operational phases for the proposed project. Pollutant estimates, including for $PM_{2.5}$, PM_{10}, NO_x, and CO, found that all would be below de minimis thresholds during the construction and operational phases. Daily emissions from the proposed project would not exceed the SCAQMD's regional construction or operation emissions thresholds (see Attachment 5; see ERR 3).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	No adverse impacts to California's designated coastal zones would occur as a result of the proposed project. The project site is approximately 2.98 miles from the Pacific Ocean and does not exist within a Coastal Zone (CCC 2019) as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 et seq.)(see Attachment 6; see ERR 4).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☒ ☐	A Phase I Environmental Site Assessment (ESA) conducted by Partner Engineering and Science Inc. in December 2021 found no recognized environmental conditions (RECs), historical RECs, or controlled RECs on the project site. No hazardous materials or petroleum products were observed during the site reconnaissance. A review of Environmental Database Report (EDR) records for the project site did not reveal any underground storage tanks or aboveground storage tanks for the parcel. Underground storage tanks and aboveground storage tanks were also not observed during the site reconnaissance. Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the USEPA. No transformers were observed on the subject property during the site reconnaissance. Four pole-mounted transformers observed on adjacent properties appeared to be in good condition, with no staining or leaking noted in

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		the vicinity of the transformers. Based on these observations, the adjacent transformers are not expected to represent a source of PCBs. A single hydraulic elevator in good condition was observed on the project site. There was no staining noted on the floor near the elevator, and based on elevator equipment replacement records in 2019, the elevator is not expected to contain PCBs. No other potential PCB-containing equipment was observed on the subject property during the site visit. Testing for asbestos containing materials (ACMs) and lead-based paints (LBPs) was conducted by Partner in December 2021. Testing was completed in accordance with rules and regulations outlined by USEPA regulation 40 Code of Federal Regulations (CFR) Part 61, Subpart M, National Emissions Standard for Hazardous Air Pollutants, and HUD. A survey of building materials was conducted to observe, identify, classify, and evaluate the condition of homogenous areas of suspect ACM. In total, 45 bulk samples of suspect ACMs were collected for analysis. Although asbestos was not detected in the samples collected, additional forms of asbestos could be within other inaccessible interior and exterior areas of the building that were not assessed or sampled as part of this survey and could potentially be encountered during renovation activities. If suspect ACMs are encountered during renovation activities then these materials should be either assumed as ACMs or sampled by a USEPA Accredited/ California Certified Asbestos Inspector and analyzed for asbestos content to prove otherwise, prior to any activities that could disturb suspect materials (**Mitigation Measure 2**). An LBP inspection was completed at the project site because the building was constructed prior

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		to 1977. Painted or finished surfaces containing suspect LBPs were analyzed and the data was recorded using an x-ray fluorescence (XRF) gun. A representative number of interior/exterior painted surfaces were tested at the subject property. Ten units were accessed at the project site to evaluate the presence of presumed LBPs. In total, 181 XRF readings were collected throughout the project site. Three of the XRF results indicated a lead content greater than the current regulatory threshold for LBPs in California, and other samples confirmed detectable lead levels below state thresholds. Lead was identified on the metal stair stringer at the subject site. Construction work that may expose workers to LBPs must comply with Occupational Safety and Health Administration (OSHA) requirement set forth in 29 CFR 1926.62, which requires initial employee exposure monitoring to evaluate worker exposure during work that disturbs lead-containing materials. Engineering controls, respiratory protection, and personal protective equipment should be employed at the start of a project that could disturb LBPs. In addition, waste items generated throughout the project should be properly sampled and profiled to determine the final disposition of the waste. Because the potential exists for additional suspect lead-containing materials to be exposed during renovation activities, these suspect materials should be sampled and analyzed for lead content prior to activities that could disturb these materials. To this extent, an Operations and Maintenance Program should be implemented to safely manage LBPs at the subject site (**Mitigation Measure 3**) (see Attachment 7). Partner conducted a visual survey for mold in accessible, interior areas of the subject property buildings during the site visit.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		Although no obvious indications of water damage or mold growth were observed during Partner's visual assessment, the Phase I ESA should not be used as a mold survey or inspection. Not all areas of potential mold growth were accessed during the visual assessment, including a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings. Although the project site had historically been used for agricultural purposes, the possible former use of agricultural chemicals on site is not expected to represent a significant environmental concern. Direct contact to any potentially remaining agricultural chemicals in the soil is minimized because the site is paved over or covered by building structures. In addition, near-surface soils, where residual agricultural chemical concentrations would have most likely been present, were likely mixed with fill material during grading and covered with engineered fill material. Review of the USEPA Map of Radon Zones places the property site in Zone 3, described as having low radon potential and an average predicted radon level of less than 2.0 pCi/L. Radon sampling was conducted at the project site by Partner in December 2021. Ten charcoal canisters were placed throughout the subject property buildings and subsequently retrieved and forwarded to a lab for analysis. Results indicated that radon was not detected above USEPA action levels for radon (4.0 pCi/L) in residential buildings (see ERR 5).
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	Due to the urban and commercial setting surrounding the project site, no federally listed special-status plant or wildlife species are expected to be present on site. Other than the dirt lot behind the project site, the site is developed and paved.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		Twelve species classified as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) were identified as possibly occurring on the project site, consisting of one mammal species, six bird species, three species of flowering plants, one crustacean species, and one species of insect. **Mammals:** Pacific pocket mouse (*Perognathus longimembris pacificus*) **Birds:** California least tern (*Sterna antillarum browni*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), light-footed clapper rail (*Rallus longirostris levipes*), southwestern willow flycatcher (*Empidonax traillii extimus*), western snowy plover (*Charadrius nivosus nivosus*) **Flowering Plants:** Salt marsh bird's-beak (*Cordylanthus maritimus* ssp. *Maritimus*), San Diego button-celery (*Eryngium aristulatum* var. *parishii*), Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*) **Crustaceans:** San Diego fairy shrimp (*Branchinecta sandiegoensis*) **Insects:** Monarch butterfly (*Danaus plexippus*) According to USFWS's Information for Planning and Consultation (IPaC) database, although the general habitat ranges of these 12 species overlap with the project location, their critical habitat areas do not intersect with the project site (USFWS 2020a) (see Attachment 8). Therefore, the proposed project would not impact wildlife movement, migration, or nursery sites (see ERR 6).
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	Explosive or flammable hazardous materials would not be present at the project site, which was previously operated as a motel. The Phase I ESA conducted by Partner did not identify any

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		hazardous materials or petroleum products in accessible interior or exterior areas of the site. Review of stored materials, such as maintenance supplies, did not identify any RECs. According to the Phase I ESA, observations of the properties adjoining the project site did not find any potential aboveground sources of contamination that could impact the project site. Therefore, the proposed development would not expose residents or the surrounding community to dangerous explosive or flammable hazards.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The proposed development is in an urban setting on land designated as Urban and Built-Up Land by the California Department of Conservation. The land surrounding the project site is also classified as Urban and has a General Plan land use designation of Commercial-Residential (Residential Incentive Overlay) (City of Costa Mesa 2016; DOC 2016). The proposed project is in an area zoned for residential development, R2-HD (Multiple Family Residential District, High Density). Because the proposed project would involve the renovation of an existing structure in an urban setting, the project would not threaten existing farmlands. Therefore, the proposed project complies with the Farmland Protection Policy Act (see Attachment 9).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	Floodplain management would not be adversely impacted by the proposed project because the project site does not occur on a floodplain or floodway. According to FEMA Flood Insurance Rate Map Panel 06059 C0269J, the project would be in an Area of Minimal Flood Hazard (FEMA 2020) (see Attachment 4).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☒ ☐	The California State Historic Preservation Office (SHPO) was consulted in March 2022 to identify the presence of any known historical or cultural resources on the project site. Pursuant to 36 CFR 800.4(d), the SHPO did not find evidence

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		that any historic resources would be impacted by the proposed development. The County of Orange (County) determined that the Motel 6 is not eligible for listing in the National Register of Historic Places, and the SHPO did not object with this determination (see Attachment 10). As described in **Mitigation Measure 4**, construction activities would cease and an archaeologist would be contacted in the event that historic or cultural resources were discovered on the project site during ground-disturbing construction activities. Pursuant to Public Resources Code Section 21080.3.1(c), tribes that are traditionally and culturally affiliated with the project site were consulted. One tribe responded, the Juaneño Band of Mission Indians, stating that they have no concerns about the project (see Attachment 11; see ERR 7).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	**Construction Noise.** A temporary increase in noise levels would be expected during the renovation and construction phase of the project. Noise would be generated by construction equipment and the delivery of materials, among other activities. Increases in ambient noise levels would be restricted to daytime hours and would remain within applicable thresholds. **Operational Noise.** The proposed project is not expected to have a negative impact on ambient noise levels during the operational phase. Sources of ambient noise produced by the project during the operational phase would be related to residential land uses. These noise sources may stem from people, car doors slamming, recreational activities, trash collection, and outdoor common areas, among others.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		The primary noise source in the project vicinity is motor vehicle traffic. The western façade of the proposed residential units would face the northbound lanes of Newport Boulevard and, beyond that, State Route (SR) 55. Additionally, the southbound lanes of Newport Boulevard and Fairview Road exist west of SR-55. The other nearby roads are minor "feeder" streets that would have a negligible contribution to the on-site noise environment. The nearest rail line is more than 6.5 miles away, and the nearest airport, John Wayne/Orange County Airport, is approximately 2.75 miles away. Based on the Airport Land Use Plan for John Wayne Airport (ALUC 2008), the airport's 60 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) noise contour is approximately 0.6 miles from the project site. Thus, noise from the airport would have a negligible contribution to the on-site noise environment. An initial noise analysis of traffic noise from Newport Boulevard, SR-55, and Fairview Road carried out using HUD's DNL Calculator indicated that worst-case exterior building façade noise levels would be approximately 71 dBA day-night average sound level (DNL). However, because the DNL Calculator does not account for site conditions such as elevated receivers and differences in roadway elevations (SR-55 is below grade relative to the project site), a more detailed traffic noise model, the Federal Highway Administration's Traffic Noise Model (TNM) version 2.5, was used (FHWA 2004). The TNM prediction tool calculates noise levels based on specific information, including traffic volumes, vehicle fleet mix, speed limits, roadway geometrics, receiver elevations, intervening structures, and lateral distances between the noise receivers and the roadways. Results of the TNM analysis indicated that the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		highest noise levels would occur at the habitable rooms facing west, closest to Newport Boulevard and SR-55. Traffic noise levels at the west-facing building façade would range from 70 to 71 dBA DNL at the first and second floors, respectively, exceeding the HUD exterior noise standard of 65 dBA DNL by up to 6 decibels (dB) and putting them in the "normally unacceptable" noise range. Exterior noise levels at other areas of the subject property facing north and south were also found to exceed HUD noise thresholds by 1 to 5 dB. Subpart B of 24 CFR Part 51 states that sites at which environmental or community noise exposure exceeds the DNL of 65 dBA are considered to be noise-impacted. For rehabilitation proposed in high noise areas, grantees must incorporate noise attenuation features to the extent required. Approvals in the "normally unacceptable" noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the DNL is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 dB of additional sound attenuation if the DNL is greater than 70 dBA but does not exceed 75 dBA. Inclusion of mitigation measures, such as inclusion of a heating, ventilation, and air conditioning system to allow for a "windows closed condition" (i.e., windows do not need to be left open for ventilation) (**Mitigation Measure 5**), windows and exterior doors with a Sound Transmission Class (STC) of 35 or greater along west-facing residential units (**Mitigation Measure 6**), and windows and exterior doors with an STC of 30 or greater along north- and south-facing residential units (**Mitigation Measure 7**), would reduce noise levels to within HUD's noise threshold. As stated in the Noise Memorandum (Attachment 12), exterior

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		noise levels at the outdoor common area would be less than 65 dBA DNL, and thus would be within the "normally acceptable" noise range for exterior use areas. In conclusion, with implementation of mitigation measures, the project would comply with the federal standards for noise abatement and control (see Attachment 12; see ERR 8).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	The project site is not on or adjacent to any sole-source aquifers. There are no sole-source aquifers designated in Orange County (EPA 2020b) (see Attachment 13).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	The National Wetlands Inventory map regulated by USFWS was used to determine the presence of wetlands on the project site. No wetlands were found on the project site. The nearest wetland resources, according to the National Wetlands Inventory map, are the freshwater ponds at the Santa Ana Country Club, approximately 1.24 miles northeast of the project site. The Upper Back Bay wetland of Newport Beach is approximately 1 mile southeast of the project site (USFWS 2020b) (see Attachment 14). According to the Phase I ESA conducted by Partner Engineering, Barber City channel, 0.32 miles east of the project site, is the waterbody closest to the project site (see ERR 9).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	The project site does not contain any rivers protected under the Wild and Scenic Rivers Act. Bautista Creek, approximately 58.84 miles east of the project site, is the closest Wild and Scenic waterway to the project site (U.S. National Park Service 2021) (see Attachment 15; see ERR 10).
ENVIRONMENTAL JUSTICE		

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
Environmental Justice Executive Order 12898	Yes No ☐ ☒	The proposed project would have a beneficial impact to the Costa Mesa community by providing affordable housing and social services to low-income residents and individuals experiencing homelessness. Conversion of the current Motel 6 building into permanent supportive housing units would provide housing and social services to members of the community most in need of housing. Residents of the affordable housing complex would benefit from social services, such as skill building workshops, case management services, and life training skills. Negative impacts to the project environment were not found outside of those discussed above, which would be avoided, reduced, or mitigated through incorporation of design features, compliance with applicable regulations and policies, and implementation of mitigation measures. Because the project would not expose residents or community members to adverse environmental impacts or negatively impact social welfare, it would not violate Executive Order 12898 (see ERR 11).

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is on land classified as Urban and has a General Plan land use designation of COMRES (Commercial-Residential) as established in the Newport Boulevard Specific Plan (City of Costa Mesa 1999). The subject property is also within the City of Costa Mesa's Incentive Overlay district, which allows for residential uses at a higher density than would typically be allowed under the base zoning. The subject property is zoned for residential development, R2-HD (Multiple Family Residential District, High Density) (City of Costa Mesa 2016). Conversion of the existing motel rooms into efficiency units at the project site would usually require a zone change and/or require a Conditional Use Permit. However, according to the enacting legislation for the Homekey program, projects eligible under Homekey are deemed allowed "by right." Therefore, local zoning and entitlement processes that may typically apply to a motel conversion do not apply to Homekey projects under state law (Health and Safety Code Section 50675.1.3[i]). As a result, current zoning for the site supports the conversion of Motel 6 Costa Mesa into a permanent supportive housing complex, as confirmed by the City of Costa Mesa on December 22, 2021 (see Attachment 16).
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	**Soil Suitability.** Soil data for the project site included in the Phase I Environmental Site Assessment (ESA) was obtained from the U.S. Geological Survey (USGS) and U.S. Department of Agriculture's Natural Resources Conservation Science Web Soil Survey online database. According to USGS, soil on the project site is mapped as containing Quaternary alluvium and marine deposits of alluvium, lake, playa, and terrace deposits, unconsolidated and semi-consolidated. Using the U.S. Department of Agriculture's Web Soil Survey, Partner Engineering determined that soils beneath the subject property consist of clayey loam, which has high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted (USDA 2022). **Slope and Drainage.** Per the Phase I ESA, the project site is generally flat and lacks slopes that would adversely affect the project. Partner Engineering reviewed the USGS Quadrangle 7.5-

Environmental Assessment Factor	Impact Code	Impact Evaluation
		minute series topographic map for Newport Beach, California, to determine elevation at the project site. According to the USGS map, the site is approximately 89 feet above mean sea level. Contours on the USGS map indicate a gentle slope toward the south-southwest. The project would not include any substantial alterations to drainage conditions. **Erosion and Stormwater Runoff.** Erosion due to stormwater runoff at the project site is minimized due to the flat topography of the area and the lack of exposed soils. The landscaped areas of the project site were the only areas of exposed soil/landscape observed during the site reconnaissance. With the majority of the project site paved or covered by the existing structure, risk of erosion is minimal. Stormwater runoff would flow into storm drains on the project site and nearby public rights-of-way. On-site stormwater drains discharge to a municipal owned and maintained sewer system (City of Costa Mesa 2022). Because the proposed project would involve renovating an existing structure instead of building a new apartment complex, minimal erosion is expected during the construction phase. However, the project would comply with erosion control measures during the construction phase to minimize erosion and stormwater pollution. Best management practices (BMPs) adopted from the Stormwater Quality Management Plan would be incorporated during and after the construction phase of the project (**Mitigation Measures 7 and 8**). Other low-impact drainage BMPs would include maintaining existing drainage pathways and impervious areas, and retaining natural areas where possible. Runoff from the project site is not anticipated to exceed the capacity of stormwater drainage systems or contribute to stormwater pollution.
Hazards and Nuisances including Site Safety and Noise	2	**Hazardous Materials.** The Phase I ESA conducted by Partner Engineering did not find evidence of any recognized environmental conditions (RECs), historical RECs, or controlled RECs on the project site. No containers of hazardous materials were observed during the site reconnaissance. Asbestos-containing materials and lead-containing materials were found through material sampling on the existing motel structure. Mitigation measures to minimize exposure to asbestos and lead would be implemented (see **Mitigation Measures 2 and 3**). **Site Safety.** The project would be constructed consistent with the current Orange County requirements for fencing, lighting, and other features related to site safety. No impacts related to hazards, nuisance, or site safety would occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Noise. A temporary increase in noise would occur during the construction phase of the proposed project. Increased noise levels would adhere to limits set by the County of Orange and City of Costa Mesa for construction impacts on noise-sensitive land uses. Noise increases would occur during daylight hours, with no adverse impacts anticipated. Operational noise sources would include project-generated traffic and recreational spaces. However, based on the relatively small size of the proposed project, only minimal increases in noise would be expected. Operational noise would comply with Orange County and City of Costa Mesa Noise Control Ordinances. To reduce ambient noise at the project site to within HUD thresholds, all residential units would be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation) (**Mitigation Measure 5**). In addition, all windows and doors in the west-facing residential unit (i.e., the nearest residential unit with doors or windows facing Newport Boulevard and State Route 55) shall have a STC rating of 35 or greater (**Mitigation Measure 6)**. Lastly, all windows and doors in the north- and south-facing residential units (i.e., the residential units with doors or windows with perpendicular exposures of Newport Boulevard and State Route 55) within 90 feet or less of the northbound Newport Boulevard centerline shall have a STC rating of 30 or greater (**Mitigation Measure 7**). Inclusion of these mitigation measures would bring internal ambient noise levels to within HUD noise thresholds.
Energy Consumption	2	To obtain building permits, the project would be required to meet the minimum energy consumption standards as outlined in the California Building Code, Title 24, 2001 Energy Efficiency Standards. The proposed project would not pursue Leadership in Energy and Environmental Design (LEED) certification, but energy efficiency at the project site is likely to increase as older appliances and lighting fixtures are replaced with newer and more-efficient electronics.
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project has the potential to create temporary employment opportunities during the renovation and construction phases. Income patterns in the City of Costa Mesa would benefit from the proposed project, which would add

Environmental Assessment Factor	Impact Code	Impact Evaluation
		84 affordable housing units to low-income residents and individuals experiencing homelessness. Residents would have access to social services, such as case management, adult education services and workshops, community events, and behavioral healthcare. Through active participation in social service programs, residents would retain their housing, make progress , and become independent. On-site case managers and supportive service coordinators would implement these services.
Demographic Character Changes, Displacement	1	The proposed project would not have an adverse impact on community character or result in the displacement of existing businesses or individuals because the project would occur on land currently occupied by Motel 6 Costa Mesa. The Motel 6 building would be renovated on the existing 1.16-acre site, such that community character would remain similar. Increasing affordable housing units supports the housing priorities detailed in the Orange County Consolidated Plan by creating accommodations for individuals experiencing homelessness. As a result, the proposed project would have a positive impact on community character and would remain compliant with existing land use designations and design.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Negative impacts on educational facilities in Costa Mesa are not foreseen because the target population for the proposed project does not include families with children. Given the availability of educational institutions in the area and the low probability of residents with children, adverse impacts to schools are not anticipated. The project is near multiple educational facilities, including the following: • Back Bay High School, approximately 1.3 miles east of the project site • College Park Elementary School, approximately 1.0 mile north of the project site • Costa Mesa High School, approximately 1.5 miles north of the project site • Kaiser Elementary School, approximately 1.0 mile south of the project site • Woodland Elementary School, approximately 1.4 miles south of the project site
Commercial Facilities	2	No adverse impacts to surrounding commercial facilities are anticipated. The project site is bordered by residential, retail, and commercial uses. Restaurants occupying nearby commercial

Environmental Assessment Factor	Impact Code	Impact Evaluation
		retail spaces could experience an increase in business from new residents at the proposed project. Therefore, businesses surrounding the proposed development would not be adversely impacted.
Health Care and Social Services	2	Increases in the local population could increase demand for health care and social services in the community. The project site is near numerous health care facilities, including the following: • College Hospital Costa Mesa, approximately 0.9 miles west of the project site at 301 Victoria Street, Costa Mesa, CA 92627 • Santa Ana Clinic, approximately 1.0 mile west of the project site at 365 Victoria Street, Costa Mesa, CA 92627 • Kaiser Hospital, approximately 2.2 miles northwest of the project site at 1500 Mesa Verde Drive E, Suite 223, Costa Mesa, CA 92626 • Hoag Health Center Costa Mesa, approximately 2.2 miles north of the project site at 1190 Baker Street, Costa Mesa, CA 92626 • Costa Mesa Urgent Care, approximately 2.8 miles northeast of the project site at 660 Baker Street, Suite A-102, Costa Mesa, CA 92626
Solid Waste Disposal / Recycling	2	Commercial trash receptacles serviced by CR&R Environmental Services were observed on the north side of the project site during the site visit. CR&R is an independent environmental services organization that serves Orange, Los Angeles, San Bernardino, Imperial, and Riverside Counties. CR&R manages an extensive network of processing facilities that properly dispose of solid waste, recyclables, green waste, food waste, construction and demolition waste, and electronic waste, among other materials. According to personnel at the project site, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the site visit. Because the proposed project would involve renovation of an existing structure, solid waste generated during the construction phase would be minimized. All generated waste would be properly disposed of and recycled where possible. The amount of solid waste generated by the proposed project during the operational phase would be a fraction of the throughput taken to Orange County landfills daily. As a result, adverse impacts from solid waste disposal associated with the proposed project are not anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Wastewater / Sanitary Sewers	2	Domestic wastewater generated at the subject property would be serviced by the City of Costa Mesa, which manages the sanitary sewer system at the project site. The Costa Mesa Sanitary District maintains a 224-mile wastewater (sewer) collection system that collects and transmits wastewater to Orange County Sanitation District facilities for treatment and disposal (CMSDCA 2022). No septic systems were observed or reported on the subject property during the site visit conducted by Partner Engineering. The proposed project would not require construction of additional sewage infrastructure. Negative impacts to wastewater systems and sanitary sewers servicing the project site are not anticipated.
Water Supply	2	Water for the proposed project would be provided by the Mesa Water District. According to the Phase I ESA, the sources of public water for the City of Costa Mesa are local groundwater pumped from Orange County's natural underground reservoir or groundwater basin via Mesa Water District's eight wells, and surface water imported from Northern California and the Colorado River. According to Mesa Water District's 2021 Annual Water Quality Report (Mesa Water District 2022), water supplied to the subject property is in compliance with all state and federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.
Public Safety - Police, Fire and Emergency Medical	2	The project site is in proximity to public safety providers, including the following: • Newport Beach Fire Station #7, approximately 2.1 miles east of the project site at 20401 SW Acacia Street, Newport Beach, CA 92660 • Huntington Beach Fire Department – Bushard Station #3, approximately 5.2 miles northwest of the project site at 19711 Bushard Street, Huntington Beach, CA 92646 • Royal Palm Fire Station #1, approximately 2.6 miles north of the project site at 1570 Adams Avenue, Costa Mesa, CA 92626 • Placentia Fire Station #4, approximately 2.0 miles east of the project site at 2300 Placentia Avenue, Costa Mesa, CA 92627 • Costa Mesa Police Department, approximately 0.9 miles north of the project site at 99 Fair Drive, Costa Mesa, CA 92626
Parks, Open Space and Recreation	2	Recreational spaces in proximity to the project site include the following:

Environmental Assessment Factor	Impact Code	Impact Evaluation
		• Brentwood Park, approximately 0.9 miles east of the project site at 260 Brentwood Street, Costa Mesa, CA 92627 • Fairview Park, approximately 2.6 miles northwest of the project site at 2525 Placentia Avenue, Costa Mesa, CA 92626 • TeWinkle Park, approximately 2.3 miles north of the project site at 970 Arlington Drive, Costa Mesa, CA 92626 • Jordan Park, approximately 1.2 miles south of the project site at 2141 Tustin Avenue, Costa Mesa, CA 92627 • Canyon Park, approximately 3.1 miles southwest of the project site at 970 Arbor Street, Costa Mesa, CA 92627
Transportation and Accessibility	2	The proposed project is within walking distance of several bus stops along Beach Boulevard. The nearest bus stop is at the intersection of Newport Boulevard and 23rd Street, approximately 350 feet east of the project site. This bus stop is serviced by the 71 bus line, which provides services every 40 minutes (City of Costa Mesa 2018). Pre-existing urban development and readily available public transit near the project site would reduce transportation and accessibility issues, such as limited parking and traffic. Considering the small size of the development, the proposed project is not expected to adversely affect transportation or accessibility in the area. In addition, because few project residents are likely to own vehicles, there would be ample parking available for staff and visitors.
NATURAL FEATURES		
Unique Natural Features, Water Resources	3	The project site does not encompass any unique natural features. Federally protected natural resources, such as rivers, wetlands, coastal zones, and endangered species, are not present on the project site or adjacent properties. Therefore, the proposed project would not result in the alteration of water resources that could potentially result in substantial erosion or siltation on or off site, or result in downstream flooding. Groundwater recharge at the project site could be reduced, but recharge would still occur in vegetated green spaces on the project site. Mitigation measures employing BMPs would be required during and after construction to minimize potential adverse contributions to stormwater pollution (**Mitigation Measures 8 and 9**).
Vegetation, Wildlife	2	Although the proposed project is within the ranges of 12 endangered or threatened species of mammals, birds, insects,

Environmental Assessment Factor	Impact Code	Impact Evaluation
		crustaceans, and flowering plants, none of these species are found on the project site because it is developed and in an urbanized area. According to the U.S. Fish and Wildlife Service's IPaC database, the project site is outside of critical habitat areas for the endangered or threatened species that have these areas defined (USFWS 2020a) (see ERR 5).
Other Factors		

Additional Studies Performed:

- *Phase I Environmental Site Assessment Report*. Prepared by Partner Engineering and Science Inc., December 2021.
- *Limited Asbestos & Lead-Based Paint Survey Report*. Prepared by Partner Engineering and Science Inc., December 2021.
- *Technical Noise Memo – Motel 6 Conversion/Rehabilitation Project*. Prepared by Dudek, March 2022.

Field Inspection (Date and completed by)**:**

- *Phase I Environmental Site Assessment Report*. Prepared by Partner Engineering and Science Inc., December 2021.
- *Limited Asbestos & Lead-Based Paint Survey Report*. Prepared by Partner Engineering and Science Inc., December 2021.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

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List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]**:**

The Draft Environmental Assessment will be made available for public review and comment beginning on _____ and concluding on _____.

Cumulative Impact Analysis [24 CFR 58.32]**:**

The proposed project would not contribute to a significant cumulative impact under the National Environmental Policy Act because it would consist of an urban development project consistent with the site's General Plan land use and zoning designations, and would be near existing transit services. State and local planning guidelines encourage the development of urban multifamily housing in areas served by transit and near commercial and cultural amenities because this type of development contributes less to cumulative effects on the environment in comparison to development of previously undisturbed sites in more remote locations with fewer transit connections, many of which contain native vegetation and wildlife species.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Site identification has proven to be a major obstacle in providing affordable housing units. Residential sites available at reasonable cost are extremely limited, and sites that do not meet cost and land use criteria are generally eliminated as alternatives. This project was chosen from several properties based on feasibility, location, and affordability. Physical and social constraints were also considered in identifying and rejecting alternatives. No other build alternatives are analyzed or included in this environmental document.

No Action Alternative [24 CFR 58.40(e)]:

The No Action Alternative would not build housing at the project site. There are no benefits to the physical or human environment by not taking the federal action associated with this project. Physical impacts to the environment would occur in urban areas whether units are subsidized with federal funds or built at market rates. If an affordable housing project were not constructed on this site, the social benefits of providing new affordable housing opportunities on an urban infill parcel would not occur.

The proposed project must acquire all required permits and approvals prior to construction; therefore, the proposed project would be consistent with all land use plans, policies, and regulations for the project site. Not building on this site could potentially result in more housing constructed outside of the urban area in agricultural and undeveloped areas, contributing to urban sprawl, regional traffic congestion, and regional air quality issues.

Summary of Findings and Conclusions:

Community Development Partners is proposing the renovation and conversion of the existing Motel 6 Costa Mesa structure into an affordable housing community. The project would consist of 84affordable housing units plus one manager's unit. Social services and intensive case management for residents would be provided through Mercy House. The proposed project would contribute to the in housing opportunities in a mixed-usearea that would encourage multi-modal activity. The proximity of existing transit options to the project site would reduce long-term air emissions and energy use associated with motor vehicle travel.

Because the project is within a developed urban area, the project would be adequately served by utilities and public services. The project would conform to all applicable federal, state, and regional regulations associated with land use compatibility, air emissions, water quality, geologic hazards, and related environmental resources addressed herein. Based on the analyses of environmental issues contained in this document, the proposed project is not expected to have significant environmental impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Air Quality – Fugitive Dust

Mitigation Measure 1 The project shall implement actions from the list below, as applicable to the project:

- **Backfilling**: Stabilize backfill material when not actively handling, stabilize backfill material during handling, and stabilize soil at completion of activity.
- **Clearing and Grubbing**: Maintain stability of soil through pre-watering of site prior to clearing and grubbing, stabilize soil during clearing and grubbing activities, and stabilize soil immediately after clearing and grubbing activities.
- **Clearing Forms**: Use water spray, sweeping and water spray, or a vacuum system to clear forms.
- **Crushing**: Stabilize surface soils prior to operation of support equipment and stabilize material after crushing.
- **Cut and Fill**: Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.
- **Demolition** – **Mechanical/Manual:** Stabilize wind-erodible surfaces to reduce dust, stabilize surface soil where support equipment and vehicles will operate, stabilize loose soil and demolition debris, and comply with South Coast Air Quality Management District Rule 403.
- **Disturbed Soil**: Stabilize disturbed soil throughout the construction site and stabilize disturbed soil between structures.
- **Earth-Moving Activities**: Pre-apply water to depth of proposed cuts, re-apply water as necessary to maintain soil in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction, and stabilize soil once earth-moving activities are complete.
- **Importing/Exporting of Bulk Materials**: Stabilize material while loading to reduce fugitive dust emissions, maintain at least 6 inches of freeboard on haul vehicles, stabilize material while transporting and unloading to reduce fugitive dust emissions, and comply with Vehicle Code Section 23114.
- **Landscaping**: Stabilize soils, materials, slopes.
- **Road Shoulder Maintenance:** Apply water to unpaved shoulders prior to clearing and apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.
- **Screening:** Pre-water material prior to screening, limit fugitive dust emissions to opacity and plume length standards, and stabilize material immediately after screening.
- **Staging Areas:** Stabilize staging areas during use, and stabilize staging area soils at project completion.
- **Stockpiles/Bulk Material Handling:** Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, or must have a road bladed to the top to allow water truck access, or must have an operational water irrigation system that is capable of complete stockpile coverage.

- **Traffic Areas for Construction Activities:** Stabilize all off-road traffic and parking areas, stabilize all haul routes, and direct construction traffic over established haul routes.
- **Trenching:** Stabilize surface soils where trencher or excavator and support equipment will operate and stabilize soils at the completion of trenching activities.
- **Truck Loading:** Pre-water material prior to loading and ensure that freeboard exceeds 6 inches (CVC 23114).
- **Turf Overseeding:** Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards, and cover haul vehicles prior to exiting the site.
- **Unpaved Roads/Parking Lots:** Stabilize soils to meet the applicable performance standards and limit vehicular travel to established unpaved roads (haul routes) and parking lots.
- **Vacant Land:** In instances where vacant lots are 0.10 acres or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and off-road-vehicle trespassing, parking, and access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.

Hazardous Materials

Partner Engineering's recommendations when dealing with materials potentially containing asbestos, lead, and mold at the project site are as follows:

Mitigation Measure 2 Although not detected in samples collected from the building, the potential exists for suspect asbestos-containing material (ACM) to be exposed during demolition and/or renovation activities. Therefore, an Operations and Maintenance Program shall be implemented to safely manage ACMs at the subject property. An asbestos abatement contractor registered with the Division of Occupational Safety and Health shall perform any work that disturbs these materials.

Mitigation Measure 3 The potential exists for suspect lead-containing materials to be exposed during demolition and/or renovation activities. Such materials shall be sampled and analyzed for lead content prior to any renovation and/or demolition activities that could impact these materials. To this extent, an Operations and Maintenance Program shall be implemented to safely manage the lead-containing materials at the subject property.

Historic Preservation (Cultural Resources)

Mitigation Measure 4 In the event that previously unidentified cultural resources are encountered during ground-disturbing activities associated with project construction, work in the immediate area must halt, and an

archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Environmental Policy Act, additional work, such as data recovery excavation, may be warranted to mitigate potential adverse effects.

Noise Abatement and Control

Mitigation Measure 5 All residential units shall be equipped with a forced-air heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation).

Mitigation Measure 6 All windows and doors in the west-facing residential unit (i.e., the nearest residential unit with doors or windows facing Newport Boulevard and State Route 55) shall have a Sound Transmission Class (STC) rating of 35 or greater.

Mitigation Measure 7 All windows and doors in the north- and south-facing residential units (i.e., the residential units with doors or windows with perpendicular exposures of Newport Boulevard and State Route 55) within 90 feet or less of the northbound Newport Boulevard centerline shall have a Sound Transmission Class (STC) rating of 30 or greater.

Unique Natural Features, Water Resources

Mitigation Measure 8 The proposed project shall include best management practices (BMPs) designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the County of Orange). Construction (temporary) BMPs for the proposed project shall include hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.

Mitigation Measure 9 Prior to construction, the applicant shall provide evidence to the County of Orange of a waste discharge identification number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System. This serves as the Regional Water Quality Control Board's approval or

permit under the National Pollutant Discharge Elimination System construction stormwater quality permit.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Suzanne Harder Date: 4/13/22

Name/Title/Organization: Suzanne Harder/Community Development Compliance and Environmental Coordinator/OC Housing and Community Development

Certifying Officer Signature: Julia Bidwell Date: 4/14/2022

Name/Title: Julia Bidwell/Director, OC Housing & Community Development

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

ENVIRONMENTAL REVIEW RECORDS (ERRS)

ERR No. 1. Airport Hazards

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Airport Hazards (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/airport-hazards

1. **To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

   ☒No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

   ☐Yes → *Continue to Question 2.*

2. **Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

   ☐Yes, project is in an APZ → *Continue to Question 3.*

   ☐Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

   ☐No, project is not within an APZ or RPZ/CZ

   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. **Is the project in conformance with DOD guidelines for APZ?**

   ☐Yes, project is consistent with DOD guidelines without further action.

   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

   ☐No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Click here to enter text.

→ *Work with the RE/HUD to develop mitigation measures. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

The project area is located approximately 2.74 miles from the nearest civilian airport, John Wayne Airport, and about 20 miles from the nearest military airport, Joint Forces Training Base Los Alamitos (see Attachment 2).

ERR No. 2. Floodplain Management

OMB No. 2506-0177
(exp. 9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Floodplain Management (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/floodplain-management

1. **Does 24 CFR 55.12(c) exempt this project from compliance with HUD's floodplain management regulations in Part 55?**

   ☐ Yes

   Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.

   Click here to enter text.

   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.*

   ☒ No → *Continue to Question 2.*

2. **Provide a FEMA/FIRM map showing the site.**

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

   Does your project occur in a floodplain?

   ☒ No → *Continue to the Worksheet Summary below.*

   ☐ Yes

   Select the applicable floodplain using the FEMA map or the best available information:

   ☐ Floodway → *Continue to Question 3, Floodways*

   ☐ Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*

   ☐ 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*

   ☐ 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

3. **Floodways**

   Is this a functionally dependent use?

   ☐ Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.
→ *Continue to Worksheet Summary.*

☐ No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

4. **Coastal High Hazard Area**

Is this a critical action such as a hospital, nursing home, fire station, or police station?

☐ Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

☐ No

Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

☐ Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).
→ *Continue to Question 6, 8-Step Process*

☐ No, this action concerns only existing construction.
Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.
→ *Continue to Question 6, 8-Step Process*

5. **500-year Floodplain**

Is this a critical action?

☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐Yes → *Continue to Question 6, 8-Step Process*

6. **8-Step Process**.

Is this 8-Step Process required? Select one of the following options:

☐ 8-Step Process applies.
This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.
→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

☐ 5-Step Process is applicable per 55.12(a)(1-3).
Provide the applicable citation at 24 CFR 55.12(a) here.
Click here to enter text.
→ *Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.*

☐ 8-Step Process is inapplicable per 55.12(b)(1-4).
Provide the applicable citation at 24 CFR 55.12(b) here.
Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

Map panel numbers and dates

- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

FEMA Firm Map 06059C0269J, effective date March 21, 2019 (see Attachment 4): Project is not in a floodplain.

ERR No. 3. Air Quality

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Air Quality (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/air-quality

1. **Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

   ☒ Yes → *Continue to Question 2.*

   ☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide any documents used to make your determination.*

2. **Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**
   Follow the link below to determine compliance status of project county or air quality management district:
   https://www.epa.gov/green-book

   ☐ No, project's county or air quality management district is in attainment status for all criteria pollutants
   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☒ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants. → *Continue to Question 3.*

3. **Determine the <u>estimated emissions levels of your project for each of those criteria pollutants</u> that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis or threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

   ☒ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels
   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed de minimis or threshold emissions.*

☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

4. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**
   Click here to enter text.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Air quality modeling for construction emissions was calculated using the CalEEMod model. Construction emissions are estimated to be below de minimis thresholds for National Ambient Air Quality Standards (NAAQS). See Attachment 5.

ERR No. 4. Coastal Zone Management Act

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Coastal Zone Management Act (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/coastal-zone-managementh

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samoa	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

☐Yes → *Continue to Question 2.*
☒No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.*

2. Does this project include activities that are subject to state review?

☐Yes → *Continue to Question 3.*
☐No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

3. Has this project been determined to be consistent with the State Coastal Management Program?

☐Yes, with mitigation. → *The RE/HUD must work with the State Coastal Management Program to develop mitigation measures to mitigate the impact or effect of the project.*

☐Yes, without mitigation. → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐No → Project cannot proceed at this location.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

The proposed project is not in a Coastal Zone. See Attachment 6.

ERR No. 5. Contamination and Toxic Substances (Multifamily and Non-Residential properties)

Contamination and Toxic Substances (Multifamily and Non-Residential Properties) – PARTNER

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General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

1. **How was site contamination evaluated?** [1] **Select all that apply.**

   ☒ ASTM Phase I ESA
   ☐ ASTM Phase II ESA
   ☐ Remediation or clean-up plan
   ☐ ASTM Vapor Encroachment Screening
   ☐ None of the above

   → *Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.*
   Continue to Question 2.

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

   ☒ No

[1] HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

Explain: The site assessment summarized in the Phase I ESA revealed no evidence of recognized environmental conditions, historical recognized conditions, or controlled recognized environmental conditions in connection with the project site.

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ Yes.

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.*

3. Mitigation

Work with the RE/HUD to identify the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements*[2] *and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls[3]**, or use of institutional controls**[4]**.**

[2] Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

[3] Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

[4] Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

If a remediation plan or clean-up program was necessary, which standard does it follow?

☐ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on.

The site assessment summarized in the Phase I ESA revealed no evidence of recognized environmental conditions, historical recognized conditions, or controlled recognized environmental conditions in connection with the project site.

The presence of lead and potential presence of asbestos at the project site will be mitigated through the implementation of Operations and Maintenance Programs for these materials, as described in the Limited Asbestos & Lead-Based Paint Survey Report (Attachment 7) and Phase I ESA.

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

Potential Asbestos-Containing Material: Although not detected in samples collected from the building, the potential exists for additional suspect asbestos-containing material (ACM) to be exposed during demolition and/or renovation activities. Therefore, an Operations and Maintenance Program shall be implemented to safely manage ACMs at the subject property. An asbestos abatement contractor registered with the Division of Occupational Safety and Health shall perform any work that disturbs these materials.

Lead-Containing Material: The potential exists for additional suspect lead-containing materials to be exposed during demolition and/or renovation activities. Such materials shall be sampled and analyzed for lead content prior to any renovation and/or demolition activities that could impact these materials. To this extent, an Operations and Maintenance Program shall be implemented to safely manage the LBP at the subject property.

ERR No. 6. Endangered Species Act

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Endangered Species Act (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/endangered-species

1. Does the project involve any activities that have the potential to affect species or habitats?

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats.

→ *Continue to Question 2.*

2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the FWS Website.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.*

☒Yes, there are federally listed species or designated critical habitats present in the action area.

→ *Continue to Question 3.*

3. **Recommend one of the following effects that the project will have on federally listed species or designated critical habitat:**

☒No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☐May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ Partner entities should not contact the Services directly. *If the RE/HUD agrees with this recommendation, they will have to complete Informal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ Partner entities should not contact the Services directly. *If the RE/HUD agrees with this recommendation, they will have to complete Formal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

The ranges of 12 threatened or endangered species overlap with the project site. However, according to the U.S. Fish and Wildlife Service's IPaC database, the project site is located outside of critical habitat areas for the endangered or threatened species that have these areas defined. Furthermore, the project site is currently developed and within a fully urbanized area; therefore, no species or critical habitat occur at the site, and there would be no impacts to listed species or critical habitat (see Attachment 8).

ERR No. 7. Historic Preservation

OMB No. 2506-0177
(exp. 9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Historic Preservation (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/historic-preservation

Threshold

Is Section 106 review required for your project?

☐ No, because a Programmatic Agreement states that all activities included in this project are exempt. (See the PA Database to find applicable PAs.)
Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:
Click here to enter text.
→ *Continue to the Worksheet Summary.*

☐ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
Either provide the memo itself or a link to it here. Explain and justify the other determination here:
Click here to enter text.
→ *Continue to the Worksheet Summary.*

☒Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

The Section 106 Process
After determining the need to do a Section 106 review, HUD or the RE will initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.
Step 1: Initiate consultation
Step 2: Identify and evaluate historic properties
Step 3: Assess effects of the project on historic properties
Step 4: Resolve any adverse effects

Only RE or HUD staff may initiate the Section 106 consultation process. Partner entities may gather information, including from SHPO records, identify and evaluate historic properties, and make initial assessments of effects of the project on properties listed in or eligible for the National Register of Historic Place. Partners should then provide their RE or HUD with all of their analysis and documentation so that they may initiate consultation.

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the When To Consult With Tribes checklist within Notice CPD-12-006: Process for Tribal Consultation to determine if the RE or HUD should invite tribes to consult on a particular project. Use the Tribal Directory Assessment Tool (TDAT) to identify tribes that may have an interest in the area where the project is located. Note that only HUD or the RE may initiate consultation with Tribes. Partner entities may prepare a draft letter for the RE or HUD to use to initiate consultation with tribes, but may not send the letter themselves.

List all organizations and individuals that you believe may have an interest in the project here:

1. State Historic Preservation Office; no objection with determination of No Historic Properties Affected on March 28, 2022 (complete; see Attachment 10).

2. The County of Orange (County) coordinated with the California Native American Heritage Commission (NAHC) to identify tribes that are traditionally and culturally affiliated with the project area. The County sent letters to the tribes the NAHC recommended. The Juareño Band of Mission Indians, Acjachemen Nation, responded on February 15, 2022, stating they have no concerns with the proposed project (see Attachment 11).

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

Provide a preliminary definition of the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

2274 Newport Boulevard
Costa Mesa, CA 92627

See EA Figure 1 (Attachment 1).

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register. Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.
Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.
Click here to enter text.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?
If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

☐ Yes → *Provide survey(s) and report(s) and continue to Step 3.*
Additional notes:
Click here to enter text.

☒ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5) Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below to recommend to the RE or HUD.
Please note: this is a recommendation only. It is **not** the official finding, which will be made by the RE or HUD, but only your suggestion as a Partner entity.

☒ No Historic Properties Affected
Document reason for finding:
☒ No historic properties present.
☐ Historic properties present, but project will have no effect upon them.

☐ No Adverse Effect
Document reason for finding and provide any comments below.
Comments may include recommendations for mitigation, monitoring, a plan for unanticipated discoveries, etc.
Click here to enter text.

☐ Adverse Effect
Document reason for finding:
Copy and paste applicable Criteria into text box with summary and justification.
Criteria of Adverse Effect: 36 CFR 800.5]
Click here to enter text.

Provide any comments below:

Comments may include recommendations for avoidance, minimization, and/or mitigation.

Click here to enter text.

Remember to provide all documentation that justifies your National Register Status determination and recommendations along with this worksheet.

ERR No. 8. Noise (EA Level Reviews)

OMB No. 2506-0177
(exp. 9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Noise (EA Level Reviews) – PARTNER

https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control

1. **What activities does your project involve? Check all that apply:**

☐ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 2.*

☒ Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

☐ None of the above

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**
Indicate the findings of the Preliminary Screening below:

☐ There are no noise generators found within the threshold distances above.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

☒ Noise generators were found within the threshold distances.

→ *Continue to Question 3.*

3. **Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

☐ Acceptable (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 65 dBA DNL/ L_{dn}
→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

☒ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))
Indicate noise level here: 71 dbA DNL

<u>If project is rehabilitation:</u>
→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

<u>If project is new construction:</u>
Is the project in a largely undeveloped area[1]?
☒ No
☐ Yes → ***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).***

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Unacceptable: (Above 75 decibels)
Indicate noise level here: Click here to enter text.

<u>If project is rehabilitation:</u>
HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.
→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

<u>If project is new construction:</u>
The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). *Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.*
→ *Continue to Question 4.*

4. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**
   ☒ Mitigation as follows will be implemented:
   1. All residential units would be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation).

[1] A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses or does not have water and sewer capacity to serve the project.

2. All windows and doors in the west-facing residential units (i.e., the nearest residential unit with doors or windows facing Newport Boulevard and State Route (SR) 55) will have a Sound Transmission Class (STC) rating of 35 or greater.

3. All windows and doors in the north- and south-facing residential units (i.e., the residential units with doors or windows with perpendicular exposures of Newport Boulevard and SR-55) within 90 feet or less of the northbound Newport Boulevard centerline) shall have an STC rating of 30 or greater.

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.*
Continue to the Worksheet Summary.

☐ No mitigation is necessary.
Explain why mitigation will not be made here:
Click here to enter text.
→ *Continue to the Worksheet Summary.*

Worksheet Summary
Provide a full description of your determination and a synopsis of the information.

The noise level for the project site was calculated using the HUD DNL Electronic Assessment Tool. The noise level at the projects site is 71 A-weighted decibels (dBA), which is above the acceptable HUD noise threshold (see Attachment 12).

The primary noise source in the project vicinity is motor vehicle traffic. The western façade of the proposed residential units would face the northbound lanes of Newport Boulevard, and beyond that, SR-55. Additionally, the southbound lanes of Newport Boulevard and Fairview Road exist west of SR-55. The other nearby roads are minor "feeder" streets that would have a negligible contribution to the on-site noise environment. The nearest rail line is located more than 6.5 miles away, and the nearest airport, John Wayne/Orange County Airport, is located approximately 2 miles away. Based on the Airport Land Use Plan for John Wayne Airport (ALUC 2008), the airport's 60 dBA CNEL noise contour is located approximately 0.6 miles from the project site. Thus, noise from the airport would have a negligible contribution to the on-site noise environment. An initial noise analysis of traffic noise from Newport Boulevard, SR-55, and Fairview Road carried out using HUD's DNL Calculator indicated that worst-case exterior building façade noise levels would be approximately 71 dBA DNL. However, because the DNL Calculator does not account for site conditions such as elevated receivers and differences in roadway elevations (SR-55 is below grade relative to the project site), a more detailed traffic noise model, the Federal Highway Administration's Traffic Noise Model version 2.5, was used (FHWA 2004).

The Traffic Noise Model (TNM) calculates the noise levels based on specific information, including traffic volumes, vehicle fleet mix, speed limits, roadway geometrics, receiver elevations, intervening structures, and lateral distances between the noise receivers and the roadways. Results of the TNM analysis indicated that the highest noise levels would occur at the habitable rooms facing west, and closest to Newport Boulevard and SR-55. Traffic noise levels at the west-facing building façade would range from 70 to71 dBA DNL at the first and second floors, respectively, exceeding the HUD exterior noise standard

of 65 dBA DNL by up to 6 decibels (dB) and putting them in the “normally unacceptable” noise range. Exterior noise levels at other areas of the subject property facing north and south were also found to exceed HUD noise thresholds by 1 to 5 dB.

The Code of Federal Regulations (24 CFR Part 51, Subpart B) states that sites at which environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 dBA are considered to be noise-impacted. For rehabilitation projects proposed in high noise areas, grantees shall incorporate noise-attenuation features to the extent required. Approvals in the “normally unacceptable” noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dBA but does not exceed 75 dBA. Inclusion of mitigation measures, such as inclusion of an HVAC system to allow for a “windows closed condition” (i.e., windows do not need to be left open for ventilation), windows with a Sound Transmission Class (STC) of 35 or greater along west-facing residential units, and windows with an STC of 30 or greater along north- and south-facing residential units, would reduce noise levels to within HUD’s noise threshold. Therefore, this project would comply with the federal, state, and local standards for noise abatement and control.

Include all documentation supporting your findings in your submission to HUD.
See Technical Noise Memo – Motel 6 Conversion/Rehabilitation Project (Attachment 12).

ERR No. 9. Wetlands

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Wetlands (CEST and EA) – Partner

https://www.hudexchange.info/environmental-review/wetlands-protection

1. **Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**
   The term "new construction" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any structures or facilities.

   ☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ Yes → *Continue to Question 2.*

2. **Will the new construction or other ground disturbance impact a wetland as defined in E.O. 11990?**

   ☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

   ☐ Yes → *Work with HUD or the RE to assist with the 8-Step Process. Continue to Question 3.*

3. **Does Section 55.12 state that the 8-Step Process is not required?**

   ☐ No, the 8-Step Process applies.
   This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.
   → *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

   ☐ 5-Step Process is applicable per 55.12(a).
   Provide the applicable citation at 24 CFR 55.12(a) here.
   Click here to enter text.
   → *Work with the RE/HUD to assist with the 5-Step Process. This project may require mitigation or alternations. Continue to Worksheet Summary.*

   ☐ 8-Step Process is inapplicable per 55.12(b).
   Provide the applicable citation at 24 CFR 55.12(b) here.
   Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.*

☐ 8-Step Process is inapplicable per 55.12(c).

Provide the applicable citation at 24 CFR 55.12(c) here.

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

The project site is not in or adjacent to a wetland (see Attachment 14).

ERR No. 10. Wild and Scenic Rivers

Wild and Scenic Rivers (CEST and EA) – PARTNER

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

1. Is your project within proximity of a NWSRS river as defined below?

Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

☒ No

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.*

☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

→ *Continue to Question 2.*

2. **Could the project do *any* of the following?**
   - Have a direct and adverse effect within Wild and Scenic River Boundaries,
   - Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
   - Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

   Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.
   Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

   ☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.
   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

   ☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.
   → *The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

No wild or scenic rivers are located on or adjacent to the project site (see Attachment 15).

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

ERR No. 11. Environmental Justice

OMB No. 2506-0177
(exp.9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Environmental Justice (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/environmental-justice

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. **Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**
   ☒Yes → *Continue to Question 2.*

   ☐No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**
   ☐Yes
   Explain:
   Click here to enter text.
   → *The RE/HUD must work with the affected low-income or minority community to decide what mitigation actions, if any, will be taken. Provide any supporting documentation.*

   ☒No
   Explain:
   Air Quality: With implementation of mitigation measures required for the control of fugitive dust at construction sites, no disproportionate impacts to low-income and/or minority communities would occur as a result of impacts to air quality.

   Hazards Materials: With implementation of mitigation measures to reduce potential impacts related to asbestos, lead, and mold, no disproportionate impacts to low-income and/or minority communities would occur as a result of hazardous materials.

   Erosion and Stormwater Runoff: With implementation of stormwater mitigation measures outlined in a Stormwater Management Plan, no disproportionate impacts to low-income and/or minority communities would occur as a result of erosion, drainage, and stormwater runoff.

   Noise: With implementation of mitigation measures to reduce potential impacts related to noise coming from the Costa Mesa Freeway or surrounding streets, no disproportionate impacts to

low-income and/or minority communities would occur as a result of outdoor ambient noise levels.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information.

Air Quality: Construction activities such as grading may cause temporary adverse impacts to air quality from fugitive dust during construction of the residential community; however, with implementation of air quality mitigation measures for fugitive dust required by SCQAMD Rule 403 (see Mitigation Measure 1 in the Environmental Assessment), impacts to air quality would be minimized or avoided. Therefore, no disproportionate impacts to low-income and/or minority communities would occur as a result of fugitive dust.

Hazardous Materials: Because buildings 100 and 200 on site were constructed in 1974, they could possibly contain asbestos-containing materials (ACMs) and/or lead-based paints (LBPs). In accordance with OSHA regulation 29 CFR 1926.1101, all materials not appropriately tested in a building constructed prior to 1981 are, "presumed asbestos-containing materials." A combined report evaluating the presence of ACMs and LBPs on the project site was completed by Partner Engineering and Science Inc. in December 2021. This report identified the presence of lead in tested samples from the metal stair stringer at the subject property. Asbestos was not found in the collected and tested samples.

Although asbestos was not detected in the samples collected, additional forms of asbestos could be located within other inaccessible interior and exterior areas of the building that were not assessed or sampled as part of this survey and could potentially be encountered during renovation activities. If suspect ACMs are encountered during renovation activities, then these materials should be either assumed as ACMs or sampled by a U.S. Environmental Protection Agency Accredited/California Certified Asbestos Inspector and analyzed for asbestos content to prove otherwise, prior to any activities that could disturb suspect materials.

Work activities impacting LBP pose a potential exposure risk for workers and/or building occupants. Workers trained in proper safety and respiratory techniques should perform renovation activities that may impact the LBP described in this report. All construction work where an employee may be occupationally exposed to lead must comply with OSHA requirements set forth in 29 CFR 1926.62. This regulation requires initial employee exposure monitoring to evaluate worker exposure during work that disturbs lead-containing materials (lead present in detectable levels). Engineering controls, respiratory protection, and personal protective equipment should be employed at the start of a project that could disturb LBP. Waste items generated during an abatement or demolition project should be properly sampled and profiled to determine the final disposition of the waste. The potential exists for additional suspect lead-containing materials to be exposed during demolition and/or renovation activities. Such materials should be sampled and analyzed for lead content prior to any renovation and/or demolition activities that could impact these materials. To this extent, an Operations and Maintenance Program shall be implemented to safely manage the LBP located at the subject property.

Therefore, no disproportionate impacts to low-income and/or minority communities would occur as a result of hazardous materials.

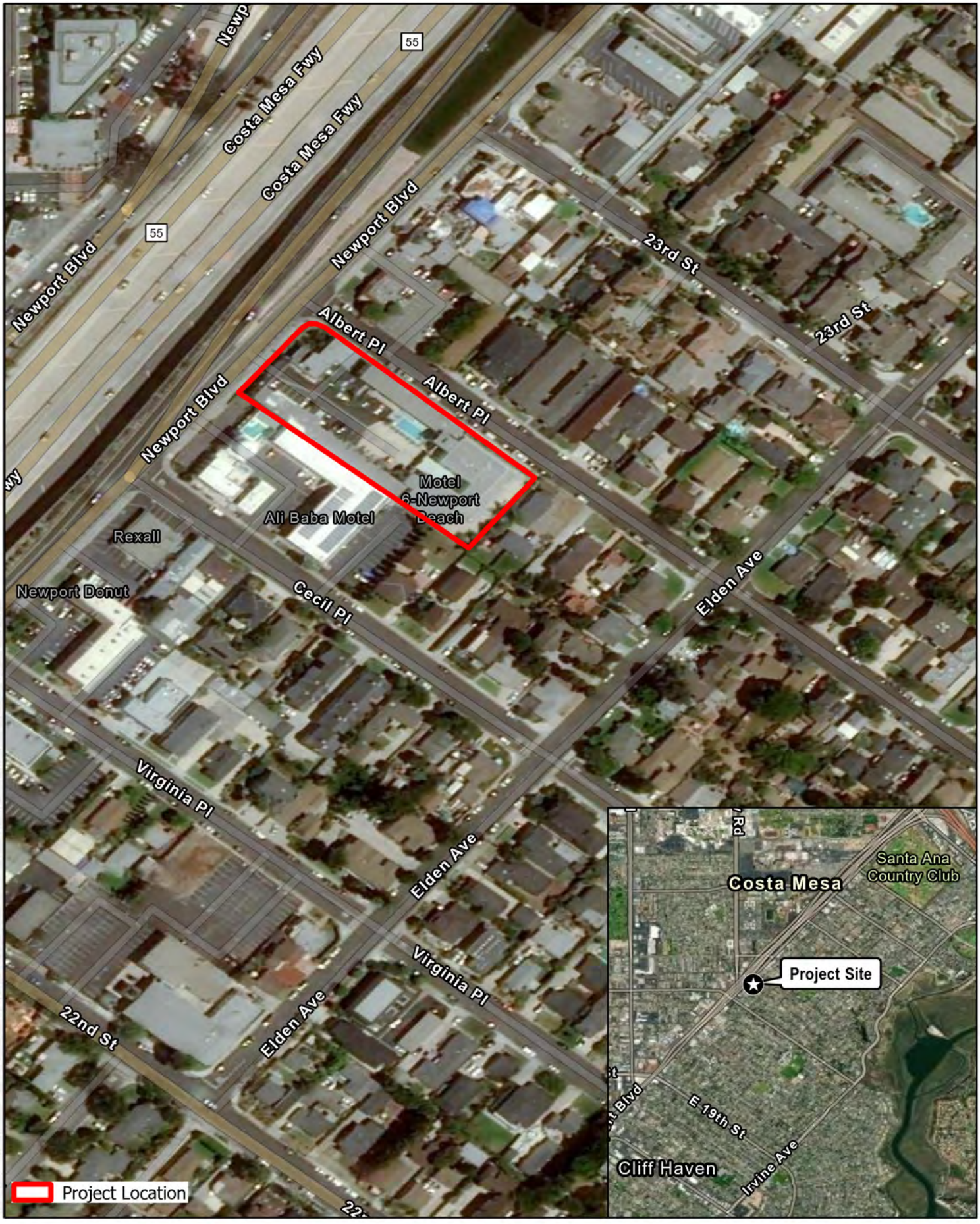
Erosion/Drainage/Stormwater Runoff: Construction activities may temporarily increase impacts from erosion, drainage, and stormwater runoff. However, with implementation of best management practices per the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by Orange County) and the requirements of the National Pollutant Discharge Elimination System construction stormwater quality permit (see Mitigation Measure 6 in the Environmental Assessment), the potential temporary impacts would be minimized and kept on site to the greatest extent possible. Therefore, no disproportionate impacts to low-income and/or minority communities would occur as a result of erosion, drainage, and stormwater runoff.

Noise: Ambient noise levels were calculated using HUD's DNL Calculator. Noise levels at the western façade was 71 A-weighted decibels (dBA) DNL, exceeding the HUD exterior noise threshold of 65 dBA DNL, in the "normally unacceptable" noise level range. Noise levels at the northern and southern facades were also above HUD noise thresholds and in the "normally unacceptable" range. To reduce ambient noise levels to within HUD thresholds, the proposed project would incorporate noise attenuation features, including a heating, ventilation, and air conditioning system to allow for a "windows closed" scenario, and windows with a Sound Transmission Class (STC) rating of 35 or greater on west-facing units. Windows with an STC rating of 30 or greater would be required for north- and south-facing units to bring noise levels at the subject property to within HUD thresholds. With implementation of these requirements, the proposed project would not exceed the HUD exterior noise standard of 65 dBA DNL and would be within the "normally acceptable" noise range for interior noise. Therefore, no disproportionate impacts to low-income and/or minority communities would occur as a result of environmental noise sources, such as trains and vehicle traffic.

Include all documentation supporting your findings in your submission to HUD.

Assessment of the environmental factors for the proposed development revealed that the project would not have adverse impacts to land development, community facilities and services, or natural features. The project would have minor beneficial impacts to socioeconomic aspects of the surrounding community and target population.

Attachment 1. Project Location



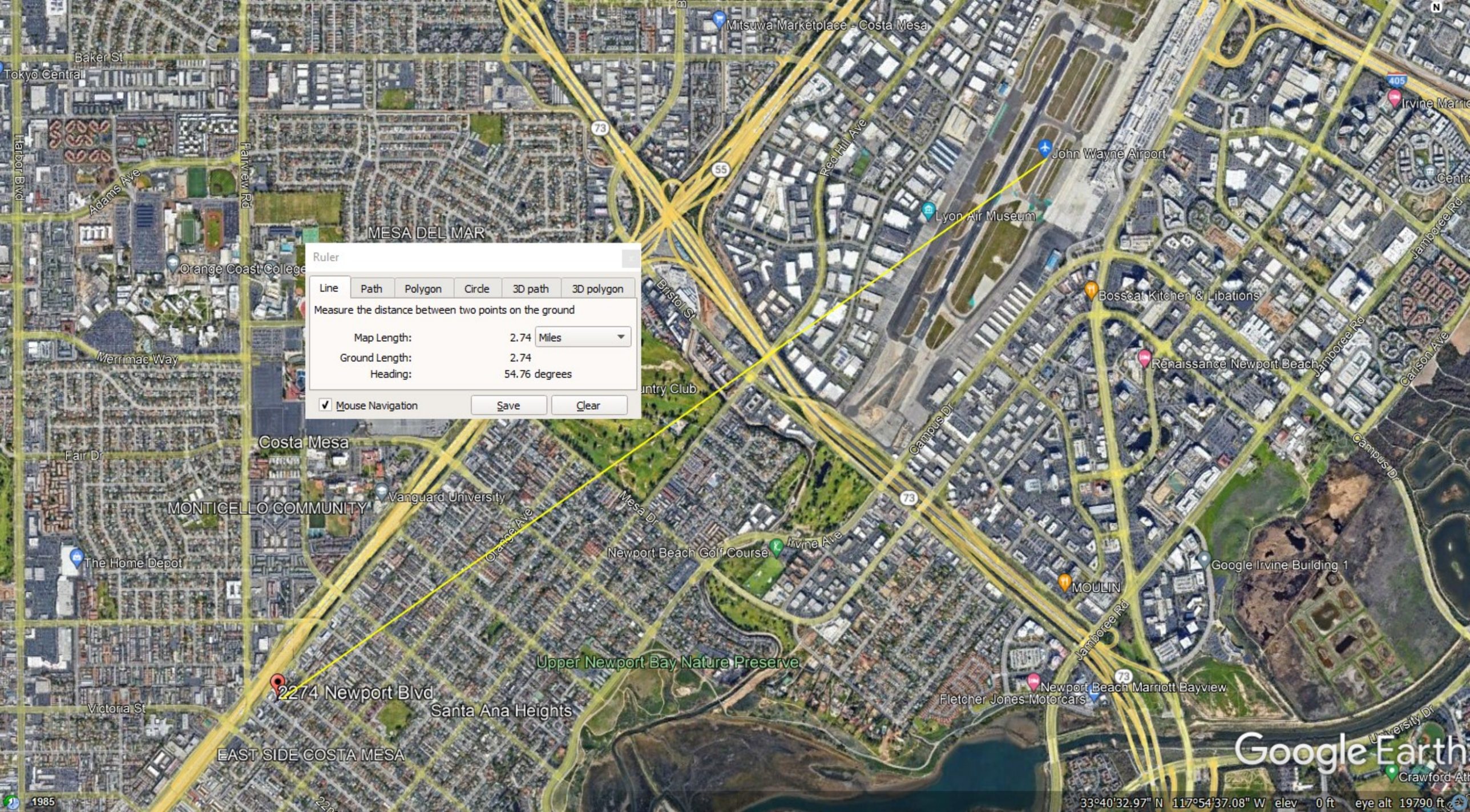
DUDEK

0 0.05 0.1 Miles

Figure 1: Project Location

Motel 6 Apartments

Attachment 2. Proximity to Commercial Airport


Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 2.74 Miles
Ground Length: 2.74
Heading: 54.76 degrees
Mouse Navigation
Save
Clear
2274 Newport Blvd
John Wayne Airport
Lyon Air Museum
Mitsuwa Marketplace - Costa Mesa
Tokyo Central
Baker St
Harbor Blvd
Fairview Rd
Adams Ave
MESA DEL MAR
Orange Coast College
Merrimac Way
Costa Mesa
Fair Dr
MONTICELLO COMMUNITY
Vanguard University
The Home Depot
Orange Ave
Mesa Dr
Irvine Ave
Newport Beach Golf Course
Upper Newport Bay Nature Preserve
Santa Ana Heights
EAST SIDE COSTA MESA
Victoria St
Red Hill Ave
Bristol St
Campus Dr
Jamboree Rd
Carlson Ave
Bosscat Kitchen & Libations
Renaissance Newport Beach
MOULIN
Google Irvine Building 1
Newport Beach Marriott Bayview
Fletcher Jones Motorcars
Irvine Marrie
Google Earth
1985
33°40'32.97" N 117°54'37.08" W elev 0 ft eye alt 19790 ft

Attachment 3. Coastal Barrier Resources Map

Coastal Barrier Resources System Mapper

U.S Fish & Wildlife Service

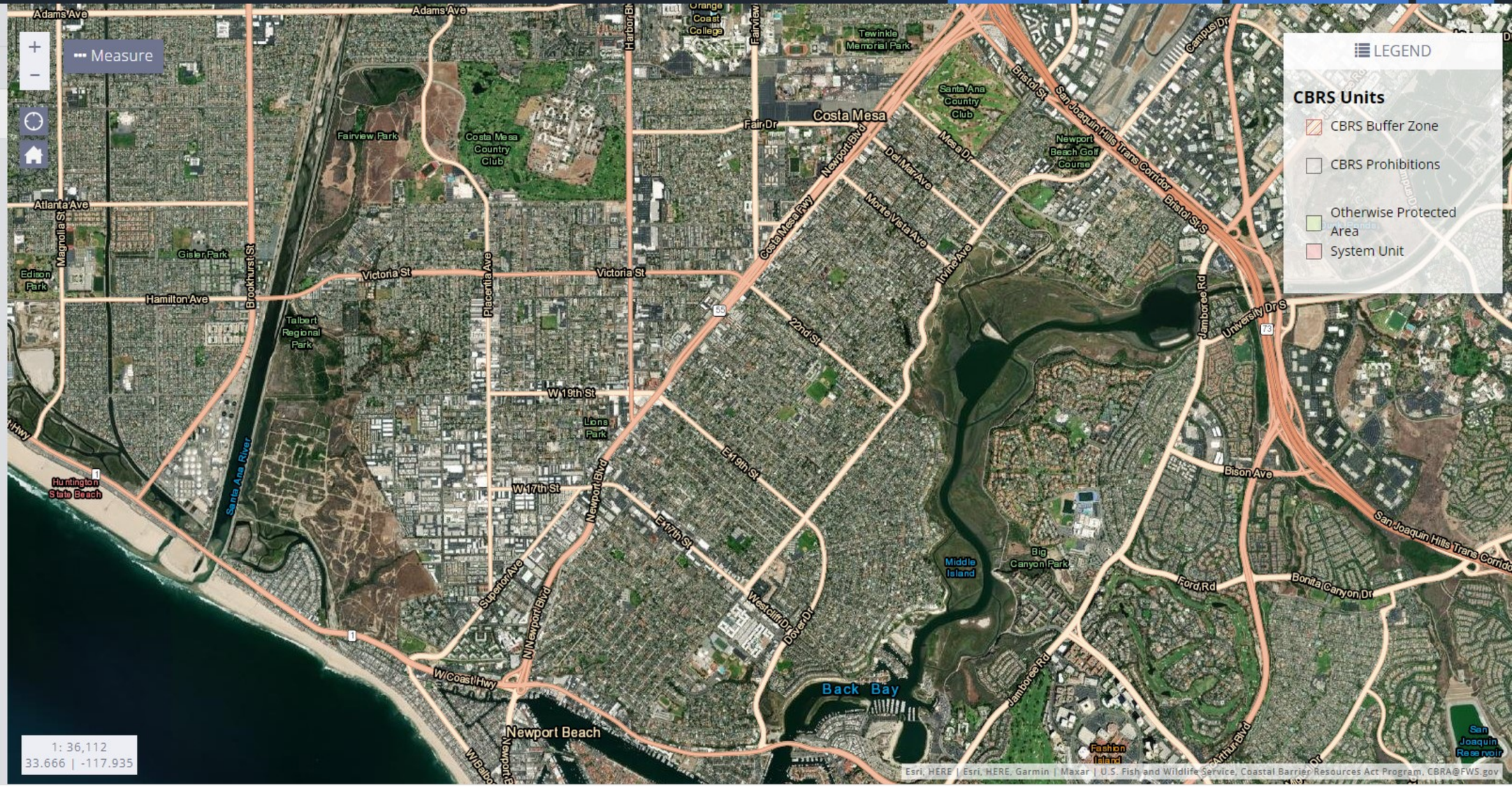
ABOUT | FIND LOCATION | FIND CBRS UNIT | CBRS VALIDATION TOOL | PRINT

BASEMAPS

MAP LAYERS

CBRS Units

Click here to learn more about CBRS Units.

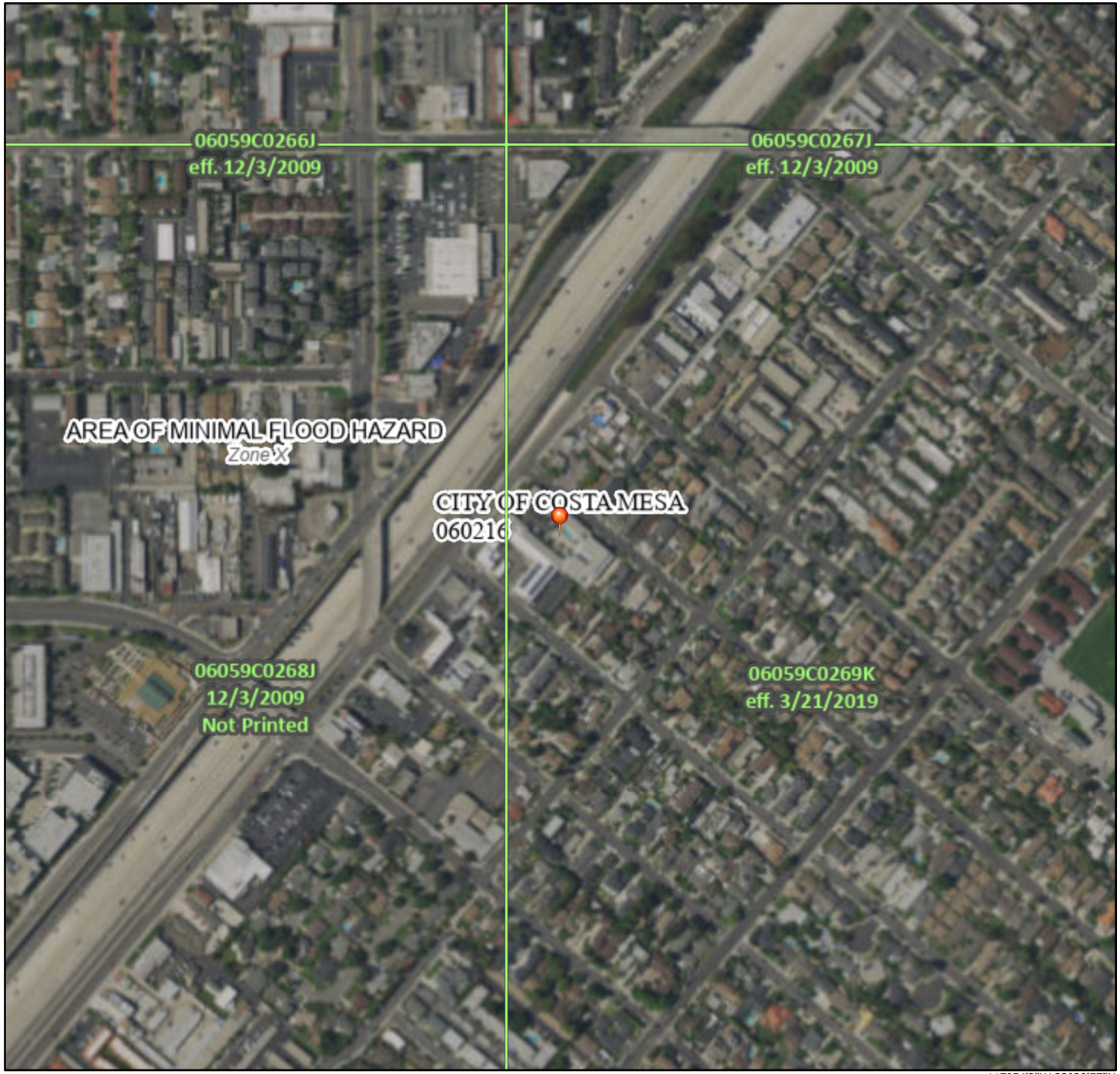


Attachment 4. FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

117°54'39"W 33°39'26"N



117°54'2"W 33°38'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2022 at 5:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment 5. CalEEMod Air Quality Model

Costa Mesa Motel 6 Renovation - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Costa Mesa Motel 6 Renovation

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	88.00	Dwelling Unit	1.17	31,350.00	88

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	8			**Operational Year**	2023
Utility Company	Valley Clean Energy				
CO2 Intensity (lb/MWhr)	958.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and building SF based on architectural concept designs. 88 efficiency/studio units proposed.

Construction Phase - Motel 6 renovation

Off-road Equipment - Default equipment conservatively assumed, which is based on new construction rather than renovation

Grading -

Trips and VMT - Default

On-road Fugitive Dust - Default

Architectural Coating - Default

Vehicle Trips - Default trip gen for the units, which is conservative

Fleet Mix - Default

Road Dust - Default

Woodstoves - No woodstoves or fireplaces

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Consumer Products - Default

Area Coating - Default

Landscape Equipment - Default

Energy Use - Default

Water And Wastewater - Default

Solid Waste - Default

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	200.00	100.00
tblConstructionPhase	PhaseEndDate	7/10/2023	12/30/2022
tblConstructionPhase	PhaseEndDate	6/12/2023	12/16/2022
tblConstructionPhase	PhaseStartDate	6/27/2023	12/17/2022
tblConstructionPhase	PhaseStartDate	9/6/2022	8/1/2022
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	74.80	0.00
tblFireplaces	NumberNoFireplace	8.80	88.00
tblFireplaces	NumberWood	4.40	0.00
tblLandUse	LandUseSquareFeet	88,000.00	31,350.00
tblLandUse	LotAcreage	5.50	1.17
tblLandUse	Population	252.00	88.00
tblWoodstoves	NumberCatalytic	4.40	0.00
tblWoodstoves	NumberNoncatalytic	4.40	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Costa Mesa Motel 6 Renovation - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	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
Year	tons/yr										MT/yr					
2022	0.1920	0.6606	0.7533	1.5000e-003	0.0381	0.0302	0.0684	0.0102	0.0292	0.0394	0.0000	128.2459	128.2459	0.0171	1.9100e-003	129.2422
Maximum	**0.1920**	**0.6606**	**0.7533**	**1.5000e-003**	**0.0381**	**0.0302**	**0.0684**	**0.0102**	**0.0292**	**0.0394**	**0.0000**	**128.2459**	**128.2459**	**0.0171**	**1.9100e-003**	**129.2422**

Mitigated Construction

	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
Year	tons/yr										MT/yr					
2022	0.1920	0.6606	0.7533	1.5000e-003	0.0381	0.0302	0.0684	0.0102	0.0292	0.0394	0.0000	128.2458	128.2458	0.0171	1.9100e-003	129.2420
Maximum	**0.1920**	**0.6606**	**0.7533**	**1.5000e-003**	**0.0381**	**0.0302**	**0.0684**	**0.0102**	**0.0292**	**0.0394**	**0.0000**	**128.2458**	**128.2458**	**0.0171**	**1.9100e-003**	**129.2420**

	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	N20	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2022	9-30-2022	0.3243	0.3243
		Highest	0.3243	0.3243

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	0.1504	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181
Energy	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	212.2325	212.2325	6.4100e-003	1.7100e-003	212.9028
Mobile	0.3184	0.3704	3.3283	7.6900e-003	0.8256	5.2900e-003	0.8309	0.2204	4.9200e-003	0.2253	0.0000	710.6517	710.6517	0.0433	0.0299	720.6440
Waste						0.0000	0.0000		0.0000	0.0000	8.2171	0.0000	8.2171	0.4856	0.0000	20.3575
Water						0.0000	0.0000		0.0000	0.0000	1.8190	49.9430	51.7620	0.1886	4.6200e-003	57.8523
Total	**0.4747**	**0.4312**	**4.2574**	**8.0600e-003**	**0.8256**	**0.0144**	**0.8400**	**0.2204**	**0.0140**	**0.2344**	**10.0361**	**974.3096**	**984.3457**	**0.7253**	**0.0362**	**1,013.2746**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.1504	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181
Energy	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	212.2325	212.2325	6.4100e-003	1.7100e-003	212.9028
Mobile	0.3184	0.3704	3.3283	7.6900e-003	0.8256	5.2900e-003	0.8309	0.2204	4.9200e-003	0.2253	0.0000	710.6517	710.6517	0.0433	0.0299	720.6440
Waste						0.0000	0.0000		0.0000	0.0000	8.2171	0.0000	8.2171	0.4856	0.0000	20.3575
Water						0.0000	0.0000		0.0000	0.0000	1.8190	49.9430	51.7620	0.1886	4.6200e-003	57.8523
Total	**0.4747**	**0.4312**	**4.2574**	**8.0600e-003**	**0.8256**	**0.0144**	**0.8400**	**0.2204**	**0.0140**	**0.2344**	**10.0361**	**974.3096**	**984.3457**	**0.7253**	**0.0362**	**1,013.2746**

	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	N20	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	Building Construction	Building Construction	8/1/2022	12/16/2022	5	100	
2	Architectural Coating	Architectural Coating	12/17/2022	12/30/2022	5	10	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 63,484; Residential Outdoor: 21,161; 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
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

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
Building Construction	7	63.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Building Construction - 2022

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	tons/yr										MT/yr					
Off-Road	0.0824	0.6252	0.6363	1.1000e-003		0.0294	0.0294		0.0284	0.0284	0.0000	90.7885	90.7885	0.0158	0.0000	91.1838
Total	**0.0824**	**0.6252**	**0.6363**	**1.1000e-003**		**0.0294**	**0.0294**		**0.0284**	**0.0284**	**0.0000**	**90.7885**	**90.7885**	**0.0158**	**0.0000**	**91.1838**

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	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	7.4000e-004	0.0212	7.2900e-003	9.0000e-005	2.8400e-003	2.0000e-004	3.0300e-003	8.2000e-004	1.9000e-004	1.0100e-003	0.0000	8.4662	8.4662	4.8000e-004	1.2100e-003	8.8401
Worker	9.4900e-003	7.1400e-003	0.0985	3.0000e-004	0.0346	1.9000e-004	0.0348	9.1800e-003	1.7000e-004	9.3600e-003	0.0000	27.1544	27.1544	6.8000e-004	6.8000e-004	27.3747
Total	**0.0102**	**0.0283**	**0.1058**	**3.9000e-004**	**0.0374**	**3.9000e-004**	**0.0378**	**0.0100**	**3.6000e-004**	**0.0104**	**0.0000**	**35.6205**	**35.6205**	**1.1600e-003**	**1.8900e-003**	**36.2148**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Building Construction - 2022

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	0.0824	0.6252	0.6363	1.1000e-003		0.0294	0.0294		0.0284	0.0284	0.0000	90.7884	90.7884	0.0158	0.0000	91.1837
Total	**0.0824**	**0.6252**	**0.6363**	**1.1000e-003**		**0.0294**	**0.0294**		**0.0284**	**0.0284**	**0.0000**	**90.7884**	**90.7884**	**0.0158**	**0.0000**	**91.1837**

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	7.4000e-004	0.0212	7.2900e-003	9.0000e-005	2.8400e-003	2.0000e-004	3.0300e-003	8.2000e-004	1.9000e-004	1.0100e-003	0.0000	8.4662	8.4662	4.8000e-004	1.2100e-003	8.8401
Worker	9.4900e-003	7.1400e-003	0.0985	3.0000e-004	0.0346	1.9000e-004	0.0348	9.1800e-003	1.7000e-004	9.3600e-003	0.0000	27.1544	27.1544	6.8000e-004	6.8000e-004	27.3747
Total	**0.0102**	**0.0283**	**0.1058**	**3.9000e-004**	**0.0374**	**3.9000e-004**	**0.0378**	**0.0100**	**3.6000e-004**	**0.0104**	**0.0000**	**35.6205**	**35.6205**	**1.1600e-003**	**1.8900e-003**	**36.2148**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Architectural Coating - 2022

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	tons/yr										MT/yr					
Archit. Coating	0.0981					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**0.0991**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	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	2.0000e-004	1.5000e-004	2.0300e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5603	0.5603	1.0000e-005	1.0000e-005	0.5649
Total	**2.0000e-004**	**1.5000e-004**	**2.0300e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5603**	**0.5603**	**1.0000e-005**	**1.0000e-005**	**0.5649**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Architectural Coating - 2022

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					
Archit. Coating	0.0981					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**0.0991**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	2.0000e-004	1.5000e-004	2.0300e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5603	0.5603	1.0000e-005	1.0000e-005	0.5649
Total	**2.0000e-004**	**1.5000e-004**	**2.0300e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5603**	**0.5603**	**1.0000e-005**	**1.0000e-005**	**0.5649**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

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	0.3184	0.3704	3.3283	7.6900e-003	0.8256	5.2900e-003	0.8309	0.2204	4.9200e-003	0.2253	0.0000	710.6517	710.6517	0.0433	0.0299	720.6440
Unmitigated	0.3184	0.3704	3.3283	7.6900e-003	0.8256	5.2900e-003	0.8309	0.2204	4.9200e-003	0.2253	0.0000	710.6517	710.6517	0.0433	0.0299	720.6440

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	644.16	716.32	552.64	2,191,742	2,191,742
Total	644.16	716.32	552.64	2,191,742	2,191,742

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.544795	0.058861	0.186903	0.129401	0.024381	0.006522	0.014242	0.004855	0.000656	0.000385	0.024332	0.000723	0.003942

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	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	0.0000	153.9120	153.9120	5.3000e-003	6.4000e-004	154.2358
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	153.9120	153.9120	5.3000e-003	6.4000e-004	154.2358
NaturalGas Mitigated	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.3205	58.3205	1.1200e-003	1.0700e-003	58.6670
NaturalGas Unmitigated	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.3205	58.3205	1.1200e-003	1.0700e-003	58.6670

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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 Low Rise	1.09288e+006	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.3205	58.3205	1.1200e-003	1.0700e-003	58.6670
Total		**5.8900e-003**	**0.0504**	**0.0214**	**3.2000e-004**		**4.0700e-003**	**4.0700e-003**		**4.0700e-003**	**4.0700e-003**	**0.0000**	**58.3205**	**58.3205**	**1.1200e-003**	**1.0700e-003**	**58.6670**

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 Low Rise	1.09288e+006	5.8900e-003	0.0504	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.3205	58.3205	1.1200e-003	1.0700e-003	58.6670
Total		**5.8900e-003**	**0.0504**	**0.0214**	**3.2000e-004**		**4.0700e-003**	**4.0700e-003**		**4.0700e-003**	**4.0700e-003**	**0.0000**	**58.3205**	**58.3205**	**1.1200e-003**	**1.0700e-003**	**58.6670**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	353832	153.9120	5.3000e-003	6.4000e-004	154.2358
Total		**153.9120**	**5.3000e-003**	**6.4000e-004**	**154.2358**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	353832	153.9120	5.3000e-003	6.4000e-004	154.2358
Total		**153.9120**	**5.3000e-003**	**6.4000e-004**	**154.2358**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	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	0.1504	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181
Unmitigated	0.1504	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181

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	9.8100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1133					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	0.0274	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181
Total	**0.1504**	**0.0105**	**0.9077**	**5.0000e-005**		**5.0200e-003**	**5.0200e-003**		**5.0200e-003**	**5.0200e-003**	**0.0000**	**1.4824**	**1.4824**	**1.4300e-003**	**0.0000**	**1.5181**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	9.8100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1133					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	0.0274	0.0105	0.9077	5.0000e-005		5.0200e-003	5.0200e-003		5.0200e-003	5.0200e-003	0.0000	1.4824	1.4824	1.4300e-003	0.0000	1.5181
Total	**0.1504**	**0.0105**	**0.9077**	**5.0000e-005**		**5.0200e-003**	**5.0200e-003**		**5.0200e-003**	**5.0200e-003**	**0.0000**	**1.4824**	**1.4824**	**1.4300e-003**	**0.0000**	**1.5181**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	51.7620	0.1886	4.6200e-003	57.8523
Unmitigated	51.7620	0.1886	4.6200e-003	57.8523

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	5.73355 / 3.61463	51.7620	0.1886	4.6200e-003	57.8523
Total		**51.7620**	**0.1886**	**4.6200e-003**	**57.8523**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	5.73355 / 3.61463	51.7620	0.1886	4.6200e-003	57.8523
Total		**51.7620**	**0.1886**	**4.6200e-003**	**57.8523**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.2171	0.4856	0.0000	20.3575
Unmitigated	8.2171	0.4856	0.0000	20.3575

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	40.48	8.2171	0.4856	0.0000	20.3575
Total		**8.2171**	**0.4856**	**0.0000**	**20.3575**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	40.48	8.2171	0.4856	0.0000	20.3575
Total		**8.2171**	**0.4856**	**0.0000**	**20.3575**

9.0 Operational Offroad

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment 6. Coastal Zone Management Boundary

DUDEK

N

0 1 2 Miles

Coastal Zone Management Boundary

Motel 6 Apartments

Attachment 7. Asbestos and Lead-Based Paint Report

PARTNER
Engineering and Science, Inc.®

LIMITED ASBESTOS & LEAD-BASED PAINT SURVEY REPORT

Motel 6
2274 Newport Boulevard
Costa Mesa, California 92627

December 28, 2021
Partner Project Number: 21-343600.3

Prepared for:

Community Development Partners
Newport Beach, California 92663

Engineers who understand your business

PARTNER
Engineering and Science, Inc.

December 28, 2021

Bret Mathews
Community Development Partners
3416 Via Oporto #301
Newport Beach, California 92663

Subject: Limited Asbestos and Lead-Based Paint Survey Report
Motel 6
2274 Newport Boulevard
Costa Mesa, California, 92627
Partner Project No. 21-343600.3

Dear Mr. Mathews:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the findings of the limited asbestos-containing materials and lead-based paint survey conducted at the above-referenced address (the "subject property").

The purpose of this survey is to investigate the condition of accessible suspect asbestos in the building that will be impacted by scheduled renovation/ demolition plans. Partner has not been provided with renovation plans. This survey included a site reconnaissance, material sampling, and laboratory analysis. This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions presented herein are based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services to Community Development Partners. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (619) 757-1119.

Sincerely,

Partner Engineering and Science, Inc.

Mark Lambson
Principal

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Appendix A Laboratory Analysis, Chain of Custody, & XRF Table

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Appendix D Photographic Documentation

Appendix E California DPH Form 8552

1.0 INTRODUCTION

1.1 Property Description

Property Data	
Name	Motel 6
Address	2274 Newport Boulevard
City, State and Zip Code	Costa Mesa, California, 92627
Property use	Hospitality
Number of buildings	Four
Number of floors	Two
Year built	Late 1970's
Surveyed by	Christopher Job, CSST; William von Arx, CDPH
Survey date	December 16, 2021

1.2 Purpose and Scope

The limited asbestos-containing materials (ACM) and lead-based paint (LBP) survey was conducted in accordance with the United States Environmental Protection Agency (USEPA) regulation, 40 CFR Part 61, Subpart M, National Emissions Standard for Hazardous Air Pollutants (NESHAP), the United States Department of Housing and Urban Development (HUD) and the state of California. The purpose of this survey was to identify, sample and analyze suspect ACM and LBP which could present an exposure risk during potential demolition or renovation activities. The suspect materials sampled during the survey were limited to accessible areas within the interior and exterior of the building

Asbestos containing building materials can represent a significant risk to occupants and can require special handling. In order to assist the client in evaluation of the asset survey is intended to identify, sample, analyze and evaluate homogenous areas of suspect building materials to screen for materials containing more than 1.0% / 0.1% actinolite, amosite, anthophyllite, chrysotile, crocidolite, or tremolite asbestiform fibers (40 CFR 61, Subpart M) in accordance with the agreed scope of services.

The purpose of this survey is to investigate the condition of accessible suspect ACM and LBP in the building that will be impacted by scheduled renovation/ demolition plans. Partner has not been provided with renovation plans. Sampling conducted was intended as indicative of the materials tested and was not intended to conclusively determine the absence of ACM and/ or LBP. Asbestos and lead paint may be present in materials not sampled, and additional sampling may be warranted in the event of future disturbance of suspect materials. All suspect materials should be managed in accordance with applicable regulations, and damaged ACM and/ or LBP should be removed, repaired, encapsulated, or enclosed in order to minimize the potential for release of asbestos fibers.

Additional services such as the interview of property management and maintenance personnel, tenants, review of prior reports, regulatory records, evaluation of compliance, risk assessment, and the development of abatement specifications are excluded from the scope of services, along with all other activities not expressly identified herein. No demolition, destructive testing, product research was performed in attempts to reveal material compositions.

This work is not intended as a specification for asbestos abatement or to otherwise support bidding for or completion of maintenance, abatement, removal or replacement activities. Quantification of the exact quantities of materials is beyond the scope of this survey. Any quantities of ACM listed are estimates only, and should be confirmed by the user.

Partner and its subcontractor, and their employees/representatives bear no responsibility for the actual condition of the structure or safety of this site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the survey team or the client.

1.3 Methodology

ASBESTOS

1.3.1 Visual Evaluation

Building materials were observed to identify, classify and evaluate the condition of homogenous areas of suspect ACM.

The subject property is improved with a multi-unit, two-story motel with stucco/wood exteriors, drywall with joint compound interiors, and resilient flooring.

Classification

Asbestos containing building materials are typically classified as surfacing, thermal systems insulation, or miscellaneous ACM.

> Surfacing - Material that is sprayed, troweled-on or otherwise applied to surfaces. Examples include acoustical plaster on ceilings, fireproofing on structural members, or similar applications for acoustical, fireproofing, and other purposes.
>
> Thermal Systems Insulation – Materials applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.
>
> Miscellaneous – All other ACM including taping mud, floor tile mastic, stucco, leveling compound, hard wall plasters, wall texturing as surfacing, etc.

Evaluation of Condition

An assessment of the condition of asbestos containing materials can be useful in deciding how to management materials. The ACM most likely to release asbestos fibers are those which are in a friable state. The definition of friable is any material, when dry, that is capable of being crumbled, pulverized or reduced to powder by hand pressure (40 CFR 763). Non-friable sources of asbestos are materials containing cement or asphaltic binder which may become friable and release fibers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing or hammering. Non-friable sources of asbestos do not typically pose a significant exposure risk if they remain in good condition and are not disturbed. During renovation or demolition activities or when subject to abrasive action, non-friable sources may become friable and thus may pose an exposure risk.

USEPA protocols have been used in the evaluation of the condition of observed materials.

Good – Little or no visible damage or deterioration.

Damaged – Some insulation jackets are missing; water staining; crushing, gouges, punctures, or marring is evenly distributed.

Significantly Damaged – Damaged materials where the damage is extensive or severe. More than 10% of insulation jackets are missing; material is crushed, heavily gouged or punctured more than 10% of pipe runs, risers, boilers, tanks, ducts, etc.

The condition of materials is based upon observations at the time of the assessment, and is independent of the friable or non-friable nature of the materials.

Homogenous Areas

The USEPA, as set forth in 40 CFR 763, defines a homogeneous area as "an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture." The collection of a minimum number of representative samples from each homogeneous area is generally required for reports completed for compliance with Federal and other regulations. If asbestos is identified in any samples from a homogeneous area, the entire homogeneous area is considered to contain asbestos.

LEAD-BASED PAINT

A LBP inspection is a surface-by-surface investigation to determine the presence of lead paint and the provision of a report explaining the results of the investigation. LBP may be present in buildings constructed in 1977 and earlier. In general, there are many other building materials which can contain lead in the average building. When conducting construction or demolition activities which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. Employers should consult Federal OSHA Regulations at 29 CFR 1926.62, "Lead in Construction" standards for complete requirements prior to construction or demolition activities.

Notification must be given to all other contractors at the work site prior to the start of activities that may create a lead hazard. Characterization and disposal of lead-containing waste materials (LCWM) must comply with federal, state and local authorities. Contractors must maintain current licenses as required by applicable state or local jurisdictions for the removal, transport, disposal of LCWM, or other regulated lead-based paint activities.

During the course of the property visit, William von Arx performed a review of accessible areas of the subject building for the presence of suspect LBP. The purpose of this assessment is for renovation purposes only; therefore, additional suspect LBP could be present. The painted/finished surfaces containing suspect LBP were analyzed and the data was recorded using an x-ray fluorescence (XRF) gun.

The XRF uses a Cadmium 109 (Cd) isotope radioactive source to 'excite' the atomic structure of painted surfaces. Once 'excited', lead (Pb) atoms emit unique x-ray fluorescence radiation energy. The radiation detector within the XRF then translates these x-rays into a quantitative measure of lead concentration. If present, the XRF will determine the amount of lead in paint with a 95% confidence level. The lead concentrations are reported in milligrams per square centimeter (mg/cm^2).

Measurements were taken at locations representative of all painted or varnished surfaces for each different testing combination in the areas inspected. In order to obtain a reading, the XRF analyzer is placed with the face of the instrument flush against the surface to be tested. It is then held in place for the duration of the sample, approximately 4 to 16 source seconds, or until the measurement has reached the acceptable range of accuracy. The sampling time is dependent on the age of the radioactive source inside the XRF.

XRF analysis yields the total lead content of a painted surface, hereby not distinguishing between individual concentrations of painted layers. The XRF was calibrated with a National Institute of Standards and Testing (NIST) calibration surface prior to and post analysis of painted surfaces.

The subject property's orientation is described using HUD's recommended guidelines, assigning the letters A, B, C and D to each side. Side A corresponds to the main entrance of each building. The remaining side identifications are assigned in a clock-wise manner. Each tested component location is identified using the building's assigned letter as a reference point.

The HUD Guidelines for lead-containing paint require a lead hazard abatement activity in cases where lead content is above one half of one percent (0.5%) by weight or equal to or in excess of one milligram per square centimeter (1.0 mg/cm^2). This requirement for lead hazard abatement only applies to housing that is administrated or funded by HUD. *Section 1017 of the HUD Guidelines, Residential LBP Reduction Act of 1992,* otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard.

The California Department of Public Health (CADPH) *Title 17 CCR Division 1, Chapter 8, section 35033* defines LBP as paint or other surface coating that contains any amount of lead equal to or in excess of 1.0 mg/cm^2 or more than 0.5% by weight. This requirement for lead hazard abatement only applies to public and residential buildings.

1.3.2 Sampling and Laboratory Analysis

ASBESTOS

A total of forty-five (45) bulk samples of suspect asbestos containing materials were collected for analysis. Selected materials were analyzed using the Polarized Light Microscopy (PLM) method in accordance with the USEPA reference method 600/R-93/116 for Determination of Asbestos in Bulk Building Materials.

The samples were analyzed by PLM at EmLab P&K Irvine, located in 17461 Derian Ave #100, Irvine, California 92614, which is accredited by the American Industrial Hygiene Association (AIHA) and the National Volunteer Laboratory Accreditation Program (NVLAP). The laboratory results and chain of custody are contained in Appendix A. A diagram indicating sample locations are contained in Appendix B. Documentation of the laboratory results should be retained as a reference for future renovation and/or demolition activities.

LEAD-BASED PAINT

Ten (10) units were accessed at the site to evaluate the presence of presumed LBP. A representative number of interior/exterior painted surfaces/components were tested for LBP at the subject properties.

1.3.3 Limiting Conditions

The performance of this survey was limited by the following conditions:

- Additional ACM may be located within areas that were not accessed.
- The roof was not sampled during this survey.
- Materials that would negatively impact the appearance or operation of the subject property were not sampled unless expressly directed by the client.
- The survey was limited to areas which were considered readily accessible. No disassembly of equipment or accessing pipe chases, wall cavities or other inaccessible areas was conducted.
- The sampling of architectural finishes has been limited where negative impacts to the appearance of such finishes would be likely to result, and no sampling of water-protective assemblies has been conducted.
- Laboratory analysis was limited to evaluation of asbestos content by PLM, with a detection limit of 1%. Additional analysis, by point count or Transmission Electron Microscopy (TEM), may be required to meet state or local requirements.

2.0 ANALYTICAL RESULTS

ASBESTOS

Federal and California regulations define ACM as any material containing more than one percent (1%) asbestos as determined using PLM (40 CFR 61). The California Occupational Safety and Health regulations define asbestos-containing construction material (ACCM) as any material which contains greater than one-tenth of one percent (0.1%) asbestos. Materials containing "trace" amounts of asbestos are reported by the laboratory as <1% which could qualify as ACCM in the State of California. Further quantification is possible utilizing either Transmission Electron Microscopy (TEM) analysis or point counting via PLM.

A total of forty-five (45) bulk samples of suspect asbestos containing materials were collected for analysis. The samples were analyzed by PLM at EmLab P&K Irvine. The analytical results are listed in the following table. The laboratory results and chain of custody are contained in Appendix A. Sample locations are depicted on the diagram contained in Appendix B. Documentation of the laboratory results should be retained as a reference for future renovation and/or demolition activities.

Table 1 - Asbestos Sample Table

Sampled Building Materials						
Sample No.	**Material Category**	**Type of Material**	**Condition**	**Location**	**Quantity**	**ACM %**
M6-ST-1	Misc.	Stucco	Good	Exterior Facade	20,000 SF	ND*
M6-ST-2	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-3	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-4	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-5	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-6	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-7	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-8	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-ST-9	Misc.	Stucco	Good	Exterior Facade	See ST-1	ND
M6-LC-1	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	70,000 SF	ND

Sampled Building Materials						
Sample No.	**Material Category**	**Type of Material**	**Condition**	**Location**	**Quantity**	**ACM %**
M6-LC-2	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-3	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-4	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-5	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-6	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-7	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-8	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-LC-9	Misc.	Leveling Compound	Good	Throughout Interior Under Flooring	See LC-1	ND
M6-DW-1	Misc.	Drywall with Joint Compound	Good	Throughout Interior	25,000 SF	ND
M6-DW-2	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND
M6-DW-3	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND
M6-DW-4	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND
M6-DW-5	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND
M6-DW-6	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND

Sampled Building Materials						
Sample No.	**Material Category**	**Type of Material**	**Condition**	**Location**	**Quantity**	**ACM %**
M6-DW-7	Misc.	Drywall with Joint Compound	Good	Throughout Interior	See DW-1	ND
M6-LWC-1	Misc.	Lightweight Concrete	Good	Exterior Breezeway Walking Surface	3,600 SF	ND
M6-LWC-2	Misc.	Lightweight Concrete	Good	Exterior Breezeway Walking Surface	See LWC-1	ND
M6-LWC-3	Misc.	Lightweight Concrete	Good	Exterior Breezeway Walking Surface	See LWC-1	ND
M6-LWC-4	Misc.	Lightweight Concrete	Good	Exterior Breezeway Walking Surface	See LWC-1	ND
M6-LWC-5	Misc.	Lightweight Concrete	Good	Exterior Breezeway Walking Surface	See LWC-1	ND
M6-CG-1	Misc.	Carpet Glue	Good	Common Interior Hallways	900 SF	ND
M6-CG-2	Misc.	Carpet Glue	Good	Common Interior Hallways	See CG-1	ND
M6-CG-3	Misc.	Carpet Glue	Good	Common Interior Hallways	See CG-1	ND
M6-TG-1	Misc.	Tile Grout	Good	Various Bathrooms	300 SF	ND
M6-TG-2	Misc.	Tile Grout	Good	Various Bathrooms	See TG-1	ND
M6-TG-3	Misc.	Tile Grout	Good	Various Bathrooms	See TG-1	ND
M6-CB-1	Misc.	Tan Cove base with Mastic	Good	Various Units	900 SF	ND
M6-CB-2	Misc.	Tan Cove base with Mastic	Good	Various Units	See CB-1	ND

Sampled Building Materials						
Sample No.	**Material Category**	**Type of Material**	**Condition**	**Location**	**Quantity**	**ACM %**
M6-CB-3	Misc.	Tan Cove base with Mastic	Good	Various Units	See CB-1	ND
M6-CB2-1	Misc.	Black Cove base with Mastic	Good	Unit 108	30 SF	ND
M6-CB2-2	Misc.	Black Cove base with Mastic	Good	Unit 108	See CB2-1	ND
M6-CB2-3	Misc.	Black Cove base with Mastic	Good	Unit 108	See CB2-1	ND
M6-CB3-1	Misc.	Grey Cove base with Mastic	Good	Various Common Areas	30 SF	ND
M6-CB3-2	Misc.	Grey Cove base with Mastic	Good	Various Common Areas	See CB3-1	ND
M6-CB3-3	Misc.	Grey Cove base with Mastic	Good	Various Common Areas	See CB3-1	ND

*ND – Non Detected

Partner cautions that additional forms of asbestos may be located within other inaccessible interior and exterior areas of the building that were not assessed or sampled as part of this limited due diligence ACM survey, which may be encountered during demolition and/or renovation activities. If additional suspect ACM will be impacted during renovation activities that was not assessed as part of this ACM survey, they should either be assumed as ACM or sampled by a USEPA Accredited/ California Certified Asbestos Inspector and analyzed for asbestos content to prove otherwise, prior to any demolition and/or renovation activities that could impact these materials.

LEAD-BASED PAINT

A total of 181 XRF readings (including 18 calibration readings) were collected throughout the subject property. Three (3) of the 181 actual XRF readings indicated a lead content greater than 1.0 mg/cm2, which is the current regulatory threshold for LBP in California, as assessed using an XRF instrument. Additional readings confirmed detectable levels of lead in paint (less than 1.0 mg/cm^2). Please see Appendix A for Suspect Lead-Based Paint Inspection Results.

Analytical Results (LBP)

Sample No.	Location	Description	Results (mg/cm^2)
Shot 136	1st Floor, Exterior Building 200	Metal Stair Stringer	3.9
Shot 137 (Reshoot)	1st Floor, Exterior Building 200	Metal Stair Stringer	5.6
Shot 138 (Reshoot)	1st Floor, Exterior Building 200	Metal Stair Stringer	5

LBP is defined under HUD and the USEPA as paint or other surface coating with lead content equal to or greater than 1.0 mg/cm^2 of surface area by XRF or 0.5% by weight (5,000 parts per million (ppm)) by paint chip analysis.

3.0 CONCLUSION

ASBESTOS

Based on the conditions set forth in this report, ACM was not identified in the samples collected from the building.

The potential exists for additional suspect ACM to be exposed during demolition and/or renovation activities. Such materials should be sampled and analyzed for asbestos content prior to any renovation and/or demolition activities that could impact these materials.

The USEPA recommends that all ACM be removed by a certified asbestos abatement contractor prior to any renovation or demolition activities that may impact the material. In the absence of planned renovation/demolition activities, the USEPA recommends that ACM be managed in-place whenever asbestos is identified in a building. Any damaged ACM should be removed, repaired, encapsulated, or enclosed. ACM that are not damaged may be managed in place in accordance with a written Operations and Maintenance Program.

Prior to any demolition and/or renovation operations which may disturb any asbestos-containing materials in their buildings, federal, state and local laws require building owners and/or their representatives must meet the following requirements:

- Notifications,
- Removal techniques (such as wetting) for ACM,
- Clean-up procedures,
- Waste storage and disposal requirements.

Actions taken in regards to the ACM should be in compliance with any applicable federal, state, and local regulations or codes that may apply to handling, disposal, and contracting. Presently, general renovation and disposal operations at both publicly and privately owned and operated facilities are regulated by the federal USEPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) Asbestos Standard (40 CFR 61, Subpart M). Private contractors who may be retained by a private building owner and the building owner itself, are under jurisdiction of the Occupational Safety and Health Administration (OSHA) asbestos regulations (29 CFR 1910.1001 and 29 CFR 1926.1101, for the general and construction industries, respectively).

LEAD-BASED PAINT

During the inspection LBP was identified on the metal stair stringer at the subject building. Some of the samples contained detectable concentrations of lead below the threshold for LBP.

Work activities impacting LBP pose a potential exposure risk for workers and/or building occupants. Workers trained in proper safety and respiratory techniques should perform renovation activities that may impact the LBP described in this report. All construction work where an employee may be occupationally exposed to lead must comply with OSHA requirements set forth in 29 CFR 1926.62. This regulation requires initial employee exposure monitoring to evaluate worker exposure during work that disturbs lead-containing materials (lead present in detectable levels). Partner suggests that engineering controls, respiratory protection and personal protective equipment be employed at the start of a project that could disturb LBP.

Waste items generated during an abatement or demolition project should be properly sampled and profiled to determine the final disposition of the waste.

The potential exists for additional suspect lead-containing materials to be exposed during demolition and/or renovation activities. Such materials should be sampled and analyzed for lead content prior to any renovation and/or demolition activities that could impact these materials.

4.0 RELIANCE

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http:/www.partneresi.com/terms-and-conditions.php.

5.0 SIGNATURES OF PROFESSIONALS

No warranties, expressed or implied, are made by Partner, its subcontractors or employees. Professional services completed in connection with the work have been completed in with accordance with generally accepted engineering principles and practices.

This limited due diligence ACM and LBP survey was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions presented herein are based upon existing conditions and the information and data available to us during the course of this assignment.

Prepared By:

Partner Engineering and Science, Inc.

Christopher Job, CSST
Inspector

William von Arx, CDPH
Inspector

Kevin Roberts, CAC, CLIA
Senior Author

APPENDIX A: LABORATORY ANALYSIS, CHAIN OF CUSTODY, & XRF TABLE

PARTNER

Motel 6, 2274 Newport Boulevard, Costa Mesa, California 92627

Shot	Date	Floor	Room	Component	Substrate	Side	Condition	Result	PbC
1	**12/16/2021**	**Calibration**							**1.1**
2	**12/16/2021**	**Calibration**							**0.9**
3	**12/16/2021**	**Calibration**							**0.9**
4	**12/16/2021**	**Calibration**							**0**
5	**12/16/2021**	**Calibration**							**0**
6	**12/16/2021**	**Calibration**							**0.1**
7	12/16/2021	1st Floor	Room 107	Wall	Drywall	A	Intact	Negative	0.1
8	12/16/2021	1st Floor	Room 107	Wall	Drywall	A	Intact	Negative	0.1
9	12/16/2021	1st Floor	Room 107	Ceiling	Drywall		Intact	Negative	0.2
10	12/16/2021	1st Floor	Room 107	Wall	Drywall	B	Intact	Negative	0.1
11	12/16/2021	1st Floor	Room 107	Floor	Ceramic Tile		Intact	Negative	0
12	12/16/2021	1st Floor	Room 107	Door Jamb	Wood	A	Intact	Negative	0
13	12/16/2021	1st Floor	Room 107	Door Frame	Wood	D	Intact	Negative	0
14	12/16/2021	1st Floor	Room 107	Door Frame	Metal	B	Intact	Negative	0.1
15	12/16/2021	1st Floor	Room 108	Wall	Drywall	A	Intact	Negative	0.2
16	12/16/2021	1st Floor	Room 108	Wall	Drywall	C	Intact	Negative	0.1
17	12/16/2021	1st Floor	Room 108	Wall	Drywall	B	Intact	Negative	0.1
18	12/16/2021	1st Floor	Room 108	Wall	Drywall	D	Intact	Negative	0
19	12/16/2021	1st Floor	Room 108	Door Jamb	Wood	C	Intact	Negative	0.1
20	12/16/2021	1st Floor	Room 108	Door Frame	Wood	D	Intact	Negative	0
21	12/16/2021	1st Floor	Room 108	A/C Frame	Wood	B	Intact	Negative	0.1
22	12/16/2021	2nd Floor	Room 117	Wall	Drywall	A	Intact	Negative	0.1
23	12/16/2021	2nd Floor	Room 117	Wall	Drywall	C	Intact	Negative	0.2
24	12/16/2021	2nd Floor	Room 117	Ceiling	Drywall		Intact	Negative	0.1
25	12/16/2021	2nd Floor	Room 117	Floor	Ceramic Tile		Intact	Negative	0.1
26	12/16/2021	2nd Floor	Room 117	Door Frame	Wood	A	Intact	Negative	0
27	12/16/2021	2nd Floor	Room 117	Door Jamb	Wood	C	Intact	Negative	0.1
28	12/16/2021	2nd Floor	Room 117	A/C Frame	Wood	B	Intact	Negative	0
29	12/16/2021	2nd Floor	Room 117	Wall	Drywall	D	Intact	Negative	0.1
30	12/16/2021	2nd Floor	Room 117	Door Threshold	Ceramic Tile		Intact	Negative	0.3
31	12/16/2021	2nd Floor	Room 117	Closet Shelf Support	Wood	A	Intact	Negative	0.1
32	12/16/2021	2nd Floor	Room 117	Closet Shelf	Wood	A	Intact	Negative	0.1
33	12/16/2021	2nd Floor	Room 118	Wall	Drywall	A	Intact	Negative	0

34	12/16/2021	2nd Floor	Room 118	Wall	Drywall	C	Intact	Negative	0.1
35	12/16/2021	2nd Floor	Room 118	Ceiling	Drywall		Intact	Negative	0
36	12/16/2021	2nd Floor	Room 118	Floor	Ceramic Tile		Intact	Negative	0
37	12/16/2021	2nd Floor	Room 118	Wall	Drywall	D	Intact	Negative	0.1
38	12/16/2021	2nd Floor	Room 118	Door Frame	Wood	C	Intact	Negative	0.1
39	12/16/2021	2nd Floor	Room 118	Door Jamb	Wood	A	Intact	Negative	0.1
40	12/16/2021	2nd Floor	Room 118	Door Threshold	Ceramic Tile	A	Intact	Negative	0.2
41	12/16/2021	2nd Floor	Room 118	A/C Frame	Wood	B	Intact	Negative	0
42	12/16/2021	1st Floor	Room 201	Wall	Drywall	A	Intact	Negative	0.1
43	12/16/2021	1st Floor	Room 201	Wall	Drywall	C	Intact	Negative	0.1
44	12/16/2021	1st Floor	Room 201	Ceiling	Drywall		Intact	Negative	0.1
45	12/16/2021	1st Floor	Room 201	Floor	Ceramic Tile		Intact	Negative	0.5
46	12/16/2021	1st Floor	Room 201	Floor	Ceramic Tile		Intact	Negative	0
47	12/16/2021	1st Floor	Room 201	Floor	Ceramic Tile		Intact	Negative	0
48	12/16/2021	1st Floor	Room 201	Wall	Ceramic Tile	C	Intact	Negative	0
49	12/16/2021	1st Floor	Room 201	Wall	Ceramic Tile	D	Intact	Negative	0
50	12/16/2021	1st Floor	Room 201	Wall	Ceramic Tile	D	Intact	Negative	0
51	12/16/2021	1st Floor	Room 201	Door Threshold	Ceramic Tile		Intact	Negative	0.3
52	12/16/2021	1st Floor	Room 201	Door Jamb	Wood	D	Intact	Negative	0
53	12/16/2021	1st Floor	Room 201	Door Frame	Wood	B	Intact	Negative	0.1
54	12/16/2021	1st Floor	Room 207	Wall	Drywall	A	Intact	Negative	0.1
55	12/16/2021	1st Floor	Room 207	Wall	Drywall	C	Intact	Negative	0
56	12/16/2021	1st Floor	Room 207	Door Jamb	Wood	A	Intact	Negative	0.1
57	12/16/2021	1st Floor	Room 207	Door Frame	Wood	A	Intact	Negative	0
58	12/16/2021	1st Floor	Room 207	Ceiling	Drywall		Intact	Negative	0.1
59	12/16/2021	1st Floor	Room 207	Wall	Drywall	D	Intact	Negative	0.1
60	12/16/2021	1st Floor	Room 207	Floor	Ceramic Tile		Intact	Negative	0.6
61	12/16/2021	1st Floor	Room 207	Door Threshold	Ceramic Tile		Intact	Negative	0.2
62	12/16/2021	2nd Floor	Room 330	Wall	Drywall	A	Intact	Negative	0.1
63	12/16/2021	2nd Floor	Room 330	Wall	Drywall	C	Intact	Negative	0.1
64	12/16/2021	2nd Floor	Room 330	Wall	Drywall	C	Intact	Negative	0.1
65	12/16/2021	2nd Floor	Room 330	Ceiling	Drywall		Intact	Negative	0.1
66	12/16/2021	2nd Floor	Room 330	Floor	Ceramic Tile		Intact	Negative	0
67	12/16/2021	2nd Floor	Room 330	Door Threshold	Ceramic Tile		Intact	Negative	0.2
68	12/16/2021	2nd Floor	Room 330	A/C Frame	Wood	C	Intact	Negative	0.1
69	12/16/2021	2nd Floor	Room 331	Wall	Drywall	B	Intact	Negative	0.2
70	12/16/2021	2nd Floor	Room 331	Wall	Drywall	D	Intact	Negative	0.2
71	12/16/2021	2nd Floor	Room 331	Wall	Drywall	A	Intact	Negative	0.1
72	12/16/2021	2nd Floor	Room 331	Ceiling	Drywall		Intact	Negative	0.1
73	12/16/2021	2nd Floor	Room 331	Floor	Ceramic Tile		Intact	Negative	0.1

74	12/16/2021	2nd Floor	Room 331	Door Threshold	Ceramic Tile		Intact	Negative	0.3
75	12/16/2021	2nd Floor	Room 331	A/C Frame	Wood	C	Intact	Negative	0.1
76	12/16/2021	2nd Floor	Room 332	Wall	Drywall	A	Intact	Negative	0.2
77	12/16/2021	2nd Floor	Room 332	Wall	Drywall	B	Intact	Negative	0.2
78	12/16/2021	2nd Floor	Room 332	Ceiling	Drywall		Intact	Negative	0.1
79	12/16/2021	2nd Floor	Room 332	Wall	Drywall	A	Intact	Negative	0.1
80	12/16/2021	2nd Floor	Room 332	Floor	Ceramic Tile		Intact	Negative	0.1
81	12/16/2021	2nd Floor	Room 332	Door Threshold	Ceramic Tile		Intact	Negative	0.3
82	12/16/2021	2nd Floor	Room 332	A/C Frame	Wood	C	Intact	Negative	0.1
83	12/16/2021	2nd Floor	Room 333	Wall	Drywall	A	Intact	Negative	0
84	12/16/2021	2nd Floor	Room 333	Wall	Drywall	D	Intact	Negative	0.1
85	12/16/2021	2nd Floor	Room 333	Wall	Drywall	D	Intact	Negative	0.1
86	12/16/2021	2nd Floor	Room 333	Ceiling	Drywall		Intact	Negative	0.1
87	12/16/2021	2nd Floor	Room 333	Floor	Ceramic Tile		Intact	Negative	0
88	12/16/2021	2nd Floor	Room 333	Door Threshold	Ceramic Tile		Intact	Negative	0.2
89	12/16/2021	2nd Floor	Room 333	A/C Frame	Wood	C	Intact	Negative	0.1
90	12/16/2021	2nd Floor	Room 401	Wall	Drywall	A	Intact	Negative	0.1
91	12/16/2021	2nd Floor	Room 401	Wall	Drywall	C	Intact	Negative	0.1
92	12/16/2021	2nd Floor	Room 401	Ceiling	Drywall		Intact	Negative	0.1
93	12/16/2021	2nd Floor	Room 401	Wall	Drywall	A	Intact	Negative	0.1
94	12/16/2021	2nd Floor	Room 401	Floor	Ceramic Tile		Intact	Negative	0.1
95	12/16/2021	2nd Floor	Room 401	Door Jamb	Wood	A	Intact	Negative	0.2
96	12/16/2021	2nd Floor	Room 401	Door Threshold	Ceramic Tile		Intact	Negative	0.1
97	12/16/2021	2nd Floor	Room 401	Door Frame	Wood	D	Intact	Negative	0
98	12/16/2021	2nd Floor	Room 405	Wall	Drywall	A	Intact	Negative	0.2
99	12/16/2021	2nd Floor	Room 405	Wall	Drywall	B	Intact	Negative	0.1
100	12/16/2021	2nd Floor	Room 405	Wall	Drywall	A	Intact	Negative	0.2
101	12/16/2021	2nd Floor	Room 405	Ceiling	Drywall		Intact	Negative	0.1
102	12/16/2021	2nd Floor	Room 405	Floor	Ceramic Tile		Intact	Negative	0.5
103	12/16/2021	2nd Floor	Room 405	Door Threshold	Ceramic Tile		Intact	Negative	0.2
104	12/16/2021	2nd Floor	Room 405	Door Jamb	Wood	A	Intact	Negative	0
105	12/16/2021	2nd Floor	Room 405	Door Frame	Wood	D	Intact	Negative	0
106	12/16/2021	2nd Floor, Exterior	Building 400	Door Frame	Wood	A	Intact	Negative	0
107	12/16/2021	2nd Floor, Exterior	Building 400	Wall	Drywall	A	Intact	Negative	0.3
108	12/16/2021	2nd Floor, Exterior	Building 400	Wall	Drywall	C	Intact	Negative	0.1
109	12/16/2021	2nd Floor, Exterior	Building 400	Ceiling	Drywall		Intact	Negative	0.1
110	12/16/2021	2nd Floor, Exterior	Building 400	Floor	Ceramic Tile		Intact	Negative	0
111	12/16/2021	2nd Floor, Exterior	Building 400	Door Frame	Wood	B	Intact	Negative	0.1
112	12/16/2021	2nd Floor, Exterior	Building 400	Corner Post	Wood	B	Intact	Negative	0.1
113	12/16/2021	2nd Floor, Exterior	Building 400	Conduit	Metal	D	Intact	Negative	0

114	12/16/2021	2nd Floor, Exterior	Building 400	Stair Stringer	Wood	B	Intact	Negative	0.1
115	12/16/2021	2nd Floor, Exterior	Building 400	Stair Railing	Metal	B	Intact	Negative	0
116	12/16/2021	2nd Floor, Exterior	Building 400	Window Frame	Wood	A	Intact	Negative	0
117	12/16/2021	1st Floor, Exterior	Building 400	Ceiling	Wood		Intact	Negative	0.4
118	12/16/2021	1st Floor, Exterior	Building 400	Wall	Wood	A	Intact	Negative	0
119	12/16/2021	1st Floor, Exterior	Building 400	Wall	Stucco	D	Intact	Negative	0
120	12/16/2021	1st Floor, Exterior	Building 400	Wall	Wood	B	Intact	Negative	0.1
121	12/16/2021	1st Floor, Exterior	Building 400	Wall Frame	Wood	B	Intact	Negative	0.1
122	12/16/2021	1st Floor	Lobby/Receptionist	Wall	Drywall	B	Intact	Negative	0.1
123	12/16/2021	1st Floor	Lobby/Receptionist	Wall	Drywall	B	Intact	Negative	0.1
124	12/16/2021	1st Floor	Lobby/Receptionist	Floor	Ceramic Tile		Intact	Negative	0
125	12/16/2021	1st Floor	Lobby/Receptionist	Window Sill	Ceramic Tile	A	Intact	Negative	0.1
126	12/16/2021	1st Floor	Lobby/Receptionist	Window Frame	Wood	D	Intact	Negative	0.1
127	12/16/2021	1st Floor	Lobby/Receptionist	Door Frame	Wood	C	Intact	Negative	0.1
128	12/16/2021	1st Floor	Lobby/Receptionist	Door Jamb	Wood	C	Intact	Negative	0
129	12/16/2021	Exterior	East Driveway Entrance	Gate	Metal	B	Intact	Negative	0.2
130	12/16/2021	Exterior	East Driveway Entrance	Gate Post	Metal	B	Intact	Negative	0.1
131	12/16/2021	1st Floor, Exterior	Building 200	Wall	Stucco	B	Intact	Negative	0
132	12/16/2021	1st Floor, Exterior	Building 200	Support Column	Wood	B	Intact	Negative	0.1
133	12/16/2021	1st Floor, Exterior	Building 200	Support Column	Metal	B	Intact	Negative	0.2
134	12/16/2021	1st Floor, Exterior	Building 200	Stair Railing	Metal	B	Intact	Negative	0
135	12/16/2021	1st Floor, Exterior	Building 200	Stair Railing	Metal	B	Intact	Negative	0
136	**12/16/2021**	**1st Floor, Exterior**	**Building 200**	**Stair Stringer**	**Metal**	**B**	**Intact**	**Positive**	**3.9**
137	**12/16/2021**	**1st Floor, Exterior**	**Building 200**	**Stair Stringer (reshoot)**	**Metal**	**B**	**Intact**	**Positive**	**5.6**
138	**12/16/2021**	**1st Floor, Exterior**	**Building 200**	**Stair Stringer (reshoot)**	**Metal**	**B**	**Intact**	**Positive**	**5**
139	12/16/2021	1st Floor, Exterior	Building 200	Gate	Metal	B	Intact	Negative	0.1
140	12/16/2021	1st Floor, Exterior	Building 200	Pool Fence	Metal	B	Intact	Negative	0.1
141	12/16/2021	1st Floor, Exterior	Building 200	Wall	Stucco	C	Intact	Negative	0.1
142	12/16/2021	1st Floor, Exterior	Building 200	Elevator Door Frame	Metal	C	Intact	Negative	0.4
143	12/16/2021	1st Floor, Exterior	Building 200	Decorative Wall Tile	Ceramic Tile	C	Intact	Negative	0.1
144	12/16/2021	1st Floor, Exterior	Building 200	Door Jamb	Wood	B	Intact	Negative	0.1
145	12/16/2021	1st Floor, Exterior	Building 200	Door	Wood	B	Intact	Negative	0
146	12/16/2021	1st Floor, Exterior	Building 200	Door	Wood	B	Intact	Negative	0
147	12/16/2021	2nd Floor, Exterior	Building 300	Stair Railing	Metal	C	Intact	Negative	0.1
148	12/16/2021	2nd Floor, Exterior	Building 300	Stair Railing	Metal	C	Intact	Negative	0
149	12/16/2021	2nd Floor, Exterior	Building 300	Stair Stringer	Metal	C	Intact	Negative	0
150	12/16/2021	2nd Floor, Exterior	Building 300	Support Column	Metal	C	Intact	Negative	0.2
151	12/16/2021	2nd Floor, Exterior	Building 300	Wall	Stucco	C	Intact	Negative	0.1
152	12/16/2021	2nd Floor, Exterior	Building 300	Guard Rail	Metal	C	Intact	Negative	0.1
153	12/16/2021	2nd Floor, Exterior	Building 300	Wall	Drywall	B	Intact	Negative	0

154	12/16/2021	2nd Floor, Exterior	Building 300	Wall	Drywall	C	Intact	Negative	0.1
155	12/16/2021	2nd Floor	Laundry Room	Wall	Drywall	C	Intact	Negative	0.1
156	12/16/2021	2nd Floor	Laundry Room	Wall	Drywall	A	Intact	Negative	0.1
157	**12/16/2021**	**Calibration**							**0.9**
158	**12/16/2021**	**Calibration**							**0.9**
159	**12/16/2021**	**Calibration**							**0.9**
160	**12/16/2021**	**Calibration**							**0**
161	**12/16/2021**	**Calibration**							**0**
162	**12/16/2021**	**Calibration**							**0**
163	12/16/2021	2nd Floor	Laundry Room	Floor			Intact	Negative	0.1
164	12/16/2021	2nd Floor	Laundry Room	A/C Frame	Wood	D	Intact	Negative	0
165	12/16/2021	1st Floor, Exterior	Building 100	Stair Stringer	Metal	D	Intact	Negative	0.1
166	12/16/2021	1st Floor, Exterior	Building 100	Stair Railing	Metal	D	Intact	Negative	0.2
167	12/16/2021	2nd Floor, Exterior	Building 100	Stair Railing	Metal	D	Intact	Negative	0
168	12/16/2021	1st Floor, Exterior	Building 100	Support Column	Wood	D	Intact	Negative	0.1
169	12/16/2021	2nd Floor, Exterior	Building 100	Support Column	Wood	D	Intact	Negative	0.1
170	12/16/2021	2nd Floor, Exterior	Building 100	Wall	Stucco	D	Intact	Negative	0
171	12/16/2021	2nd Floor, Exterior	Building 100	Fascia	Wood	D	Intact	Negative	0.1
172	12/16/2021	2nd Floor, Exterior	Building 100	Guard Rail	Metal	D	Intact	Negative	0.1
173	12/16/2021	2nd Floor, Exterior	Building 100	Guard Rail	Metal	D	Intact	Negative	0
174	12/16/2021	1st Floor, Exterior	Building 100	Stair Stringer	Metal	D	Intact	Negative	0.2
175	12/16/2021	1st Floor, Exterior	Building 100	Wall	Stucco	D	Intact	Negative	0.1
176	**12/16/2021**	**Calibration**							**1.1**
177	**12/16/2021**	**Calibration**							**0.9**
178	**12/16/2021**	**Calibration**							**0.9**
179	**12/16/2021**	**Calibration**							**0.1**
180	**12/16/2021**	**Calibration**							**0**
181	**12/16/2021**	**Calibration**							**0**

Total Readings	**181**	**Action Level**	**1**
Positive Readings	**3**	**Units**	**mg/cm^2**

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PARTNER Engineering and Science, Inc.

Report for:

Mr. Kevin Roberts
Partner Engineering & Science Inc.
2154 Torrance Boulevard, Suite 200
Torrance, CA 90501

Regarding: Project: 21-343600.3 Motel 6; 2274 Newport Blvd
EML ID: 2815544

Approved by:

Approved Signatory
Danny Li

Dates of Analysis:
Asbestos PLM: 12-21-2021 and 12-22-2021

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EMLab P&K
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(866) 888-6653 Fax (623) 780-7695 www.emlab.com

Client: Partner Engineering & Science Inc.
C/O: Mr. Kevin Roberts
Re: 21-343600.3 Motel 6; 2274 Newport Blvd

Date of Sampling: 12-16-2021
Date of Receipt: 12-21-2021
Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Total Samples Submitted:	44
Total Samples Analyzed:	44
Total Samples with Layer Asbestos Content > 1%:	0

Location: M6-ST-1, Stucco Lab ID-Version‡: 13491017-1

Sample Layers	Asbestos Content
Dark Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: M6-ST-2, Stucco Lab ID-Version‡: 13491018-1

Sample Layers	Asbestos Content
Dark Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: M6-ST-3, Stucco Lab ID-Version‡: 13491019-1

Sample Layers	Asbestos Content
Cream Stucco	ND
Gray Stucco	ND
Sample Composite Homogeneity:	Moderate

Location: M6-ST-4, Stucco Lab ID-Version‡: 13491020-1

Sample Layers	Asbestos Content
Cream Stucco	ND
Gray Stucco	ND
Sample Composite Homogeneity:	Moderate

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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Client: Partner Engineering & Science Inc.
C/O: Mr. Kevin Roberts
Re: 21-343600.3 Motel 6; 2274 Newport Blvd

Date of Sampling: 12-16-2021
Date of Receipt: 12-21-2021
Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-ST-5, Stucco Lab ID-Version‡: 13491021-1

Sample Layers	Asbestos Content
Cream Stucco	ND
Dark Gray Stucco	ND
Sample Composite Homogeneity:	Moderate

Location: M6-ST-6, Stucco Lab ID-Version‡: 13491022-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: M6-ST-7, Stucco Lab ID-Version‡: 13491023-1

Sample Layers	Asbestos Content
Dark Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: M6-ST-8, Stucco Lab ID-Version‡: 13491024-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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Client: Partner Engineering & Science Inc.
C/O: Mr. Kevin Roberts
Re: 21-343600.3 Motel 6; 2274 Newport Blvd

Date of Sampling: 12-16-2021
Date of Receipt: 12-21-2021
Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-ST-9, Stucco Lab ID-Version‡: 13491025-1

Sample Layers	Asbestos Content
Dark Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-1, Leveling Compound Lab ID-Version‡: 13491026-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-2, Leveling Compound Lab ID-Version‡: 13491027-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-3, Leveling Compound Lab ID-Version‡: 13491028-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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ASBESTOS PLM REPORT

Location: M6-LC-4, Leveling Compound Lab ID-Version‡: 13491029-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-5, Leveling Compound Lab ID-Version‡: 13491030-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-6, Leveling Compound Lab ID-Version‡: 13491031-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-7, Leveling Compound Lab ID-Version‡: 13491032-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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ASBESTOS PLM REPORT

Location: M6-LC-8, Leveling Compound

Lab ID-Version‡: 13491033-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-LC-9, Leveling Compound

Lab ID-Version‡: 13491034-1

Sample Layers	Asbestos Content
Gray/White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: M6-DW-1, Drywall and Joint Compound

Lab ID-Version‡: 13491035-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Moderate

Location: M6-DW-2, Drywall and Joint Compound

Lab ID-Version‡: 13491036-1

Sample Layers	Asbestos Content
White Joint Compound	ND
Yellow Woven Material (Mesh)	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	2% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Poor

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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Date of Sampling: 12-16-2021
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Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-DW-3, Drywall and Joint Compound Lab ID-Version‡: 13491037-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Moderate

Location: M6-DW-4, Drywall and Joint Compound Lab ID-Version‡: 13491038-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Moderate

Location: M6-DW-5, Drywall and Joint Compound Lab ID-Version‡: 13491039-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall	ND
Sample Composite Homogeneity:	Moderate

Location: M6-DW-6, Drywall and Joint Compound Lab ID-Version‡: 13491040-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Moderate

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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Date of Sampling: 12-16-2021
Date of Receipt: 12-21-2021
Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-LWC-1, Lightweight Concrete Lab ID-Version‡: 13491041-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: M6-LWC-2, Lightweight Concrete Lab ID-Version‡: 13491042-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: M6-LWC-3, Lightweight Concrete Lab ID-Version‡: 13491043-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: M6-LWC-4, Lightweight Concrete Lab ID-Version‡: 13491044-1

Sample Layers	Asbestos Content
Gray/White Concrete	ND
Sample Composite Homogeneity:	Good

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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ASBESTOS PLM REPORT

Location: M6-LWC-5, Lightweight Concrete Lab ID-Version‡: 13491045-1

Sample Layers	Asbestos Content
Gray/White Concrete	ND
Sample Composite Homogeneity:	Good

Location: M6-CG-1, Carpet Glue Lab ID-Version‡: 13491046-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: M6-CG-2, Carpet Glue Lab ID-Version‡: 13491047-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: M6-CG-3, Carpet Glue Lab ID-Version‡: 13491048-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: M6-TG-1, Tile Grout Lab ID-Version‡: 13491049-1

Sample Layers	Asbestos Content
Brown Grout	ND
Sample Composite Homogeneity:	Good

Location: M6-TG-2, Tile Grout Lab ID-Version‡: 13491050-1

Sample Layers	Asbestos Content
Brown Grout	ND
Sample Composite Homogeneity:	Good

Location: M6-TG-3, Tile Grout Lab ID-Version‡: 13491051-1

Sample Layers	Asbestos Content
Brown Grout	ND
Sample Composite Homogeneity:	Good

Location: M6-CB-1, Tan Covebase/Mastic Lab ID-Version‡: 13491052-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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Date of Sampling: 12-16-2021
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Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-CB-2, Tan Covebase/Mastic Lab ID-Version‡: 13491053-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB-3, Tan Covebase/Mastic Lab ID-Version‡: 13491054-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB2-1, Black Covebase/Mastic Lab ID-Version‡: 13491055-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB2-2, Black Covebase/Mastic Lab ID-Version‡: 13491056-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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Client: Partner Engineering & Science Inc.
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Date of Receipt: 12-21-2021
Date of Report: 12-22-2021

ASBESTOS PLM REPORT

Location: M6-CB2-3, Black Covebase/Mastic Lab ID-Version‡: 13491057-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB3-1, Grey Covebase/Mastic Lab ID-Version‡: 13491058-1

Sample Layers	Asbestos Content
Gray Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB3-2, Covebase/Mastic Lab ID-Version‡: 13491059-1

Sample Layers	Asbestos Content
Gray Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: M6-CB3-3, Covebase/Mastic Lab ID-Version‡: 13491060-1

Sample Layers	Asbestos Content
Gray Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
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SSF, CA: 6000 Shoreline Ct, Ste. 205, S. San Francisco, CA 94080 * **(866) 888-6653**

WEATHER	Fog	Rain	Snow	Wind	Clear
LEVEL None					
Light					
Moderate					
Heavy					

CONTACT INFORMATION

Company:	Partner Engineering & Science Inc. (22212)	Address:	2154 Torrance Boulevard, Suite 200 Torrance, CA 90501
Contact:	Kevin Roberts	Special Instructions:	kroberts@partneresi.com;
Phone:	310-615-4500	email results to:	lgomez@partneresi.com; shernandez@partneresi.com

PROJECT INFORMATION

Project ID:	21-343600.3 Motel 6		
Project Description:	2274 Newport Blvd		
Project Zip Code:	92627	Sampling Date/Time:	12/16/21
PO Number:		Sampled By:	Chris Job

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)
ND - Next Business Day
SD - Same Business Day
WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES

Non-Culturable

- Spore Trap
- Tape, Swab, Bulk
  - Spore Trap Analysis
  - Other biological particles - supplement
  - Direct Microscopic Exam (Qualitative)
  - Quantitative spore count direct exam
  - Dust Characterization

Culturable

- BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate
  - 1-Media Surface Fungi (Genus ID + Asp. spp.)
  - Culturable Air Fungi (Genus ID + Asp. spp.)
  - Gram Stain and Counts (Culturable Air and Surface Bacteria)
  - *Legionella* culture
  - Total Coliform, *E.coli* (Presence/Absence)
  - QuantiTray-Sewage Screen
  - OTHER: (please specify test)

Other Requests

- Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)
- Asbestos Bulk - PLM
- Lead (Pb) - Flame AA
- PCR (please specify test)
- Allergens (please specify test)

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)	Spore Trap Analysis	Other biological particles - supplement	Direct Microscopic Exam (Qualitative)	Quantitative spore count direct exam	Dust Characterization	1-Media Surface Fungi (Genus ID + Asp. spp.)	Culturable Air Fungi (Genus ID + Asp. spp.)	Gram Stain and Counts (Culturable Air and Surface Bacteria)	*Legionella* culture	Total Coliform, *E.coli* (Presence/Absence)	QuantiTray-Sewage Screen	OTHER: (please specify test)	Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)	Asbestos Bulk - PLM	Lead (Pb) - Flame AA	PCR (please specify test)	Allergens (please specify test)
MB-ST-1	Stucco	B	STD	20,000 sf															X			
2																						
3																						
4																						
5																						
6																						
7																						
8																						
9																						
LC-1	Leveling Compound			70,000sf																		
2																						
3																						
4																						
5																						
6																						

SAMPLE TYPE CODES

BC - BioCassette™	**CP** - Contact Plate	**T** - Tape	**O** - Other:
A1S - Andersen	**ST** - Spore Trap	**SW** - Swab	
SAS - Surface Air Sampler	**B** - Bulk	**SO** - Soil	
NP - Non-potable Water	**P** - Potable Water	**D** - Dust	

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
	12/16/21		12/21/21 11:50

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SSF, CA: 6000 Shoreline Ct, Ste. 205, S. San Francisco, CA 94080 * **(866) 888-6653**

WEATHER		Fog	Rain	Snow	Wind	Clear
LEVEL	None					
	Light					
	Moderate					
	Heavy					

CONTACT INFORMATION

Company:	Partner Engineering & Science Inc. (22212)	Address:	2154 Torrance Boulevard, Suite 200 Torrance, CA 90501
Contact:	Kevin Roberts	Special Instructions: email results to:	kroberts@partneresi.com; lgomez@partneresi.com; shernandez@partneresi.com
Phone:	310-615-4500		

PROJECT INFORMATION

Project ID:	21-343600.3 Motel 6		
Project Description:	2274 Newport Blvd		
Project Zip Code:	92627	Sampling Date/Time:	
PO Number:		Sampled By:	

TURN AROUND TIME CODES - (TAT)

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WH - Weekend/Holiday/ASAP

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REQUESTED SERVICES

Non-Culturable

- Spore Trap
- Tape, Swab, Bulk
  - Spore Trap Analysis
  - Other biological particles - supplement
  - Direct Microscopic Exam (Qualitative)
  - Quantitative spore count direct exam
  - Dust Characterization

Culturable

BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate

- 1-Media Surface Fungi (Genus ID + Asp. spp.)
- Culturable Air Fungi (Genus ID + Asp. spp.)
- Gram Stain and Counts (Culturable Air and Surface Bacteria)
- *Legionella* culture
- Total Coliform, *E.coli* (Presence/Absence)
- QuantiTray-Sewage Screen
- OTHER: (please specify test)

Other Requests

- Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)
- Asbestos Bulk - PLM
- Lead (Pb) - Flame AA
- PCR (please specify test)
- Allergens (please specify test)

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
MC-LC-7	Leveling Compound	B	STD	See LC-1	
8					
9					
DW-1	DryWall & Joint Compound			2500sf	
2					
3					
4					
5					
6					
LWC-1	Light Weight Concrete			3,600sf	
2					
3					
4					
5					
CG-1	Carpet Glue			900sf	

SAMPLE TYPE CODES

BC - BioCassette™	**CP** - Contact Plate	**T** - Tape	**O** - Other:
A1S - Andersen	**ST** - Spore Trap	**SW** - Swab	
SAS - Surface Air Sampler	**B** - Bulk	**SO** - Soil	
NP - Non-potable Water	**P** - Potable Water	**D** - Dust	

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	12/21/21 11:30

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SSF, CA: 6000 Shoreline Ct, Ste. 205, S. San Francisco, CA 94080 * **(866) 888-6653**

WEATHER	Fog	Rain	Snow	Wind	Clear
LEVEL None					
Light					
Moderate					
Heavy					

CONTACT INFORMATION

Company:	Partner Engineering & Science Inc. (22212)	Address:	2154 Torrance Boulevard, Suite 200 Torrance, CA 90501
Contact:	Kevin Roberts	Special Instructions:	kroberts@partneresi.com; lgomez@partneresi.com;
Phone:	310-615-4500	email results to:	shernandez@partneresi.com

PROJECT INFORMATION

Project ID:	21-343600.3 Motel 6		
Project Description:	2274 Newport Blvd		
Project Zip Code:	92627	Sampling Date/Time:	
PO Number:		Sampled By:	

TURN AROUND TIME CODES - (TAT)

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SD - Same Business Day
WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
MG-CG-2	Carpet Glue	B	STD	See CG-1	
TG-1	Tile Grout			8300sf	
CB-1	Tan Carbase/Mastic			900 sf	
CB2-1	Black Carbase/Mastic			30 sf	
CB3-1	Grey Carbase/Mastic			30 sf	

Non-Culturable

Spore Trap	Tape, Swab, Bulk
Spore Trap Analysis	
Other biological particles - supplement	
	Direct Microscopic Exam (Qualitative)
	Quantitative spore count direct exam
	Dust Characterization

Culturable

BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate
1-Media Surface Fungi (Genus ID + Asp. spp.)
Culturable Air Fungi (Genus ID + Asp. spp.)
Gram Stain and Counts (Culturable Air and Surface Bacteria)
Legionella culture
Total Coliform, *E.coli* (Presence/Absence)
QuantiTray-Sewage Screen
OTHER: (please specify test)

Other Requests

Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)	
Asbestos Bulk - PLM	X
Lead (Pb) - Flame AA	
PCR (please specify test)	
Allergens (please specify test)	

SAMPLE TYPE CODES

BC - BioCassette™	**CP** - Contact Plate	**T** - Tape	**O** - Other:
A1S - Andersen	**ST** - Spore Trap	**SW** - Swab	
SAS - Surface Air Sampler	**B** - Bulk	**SO** - Soil	
NP - Non-potable Water	**P** - Potable Water	**D** - Dust	

RELINQUISHED BY	DATE & TIME

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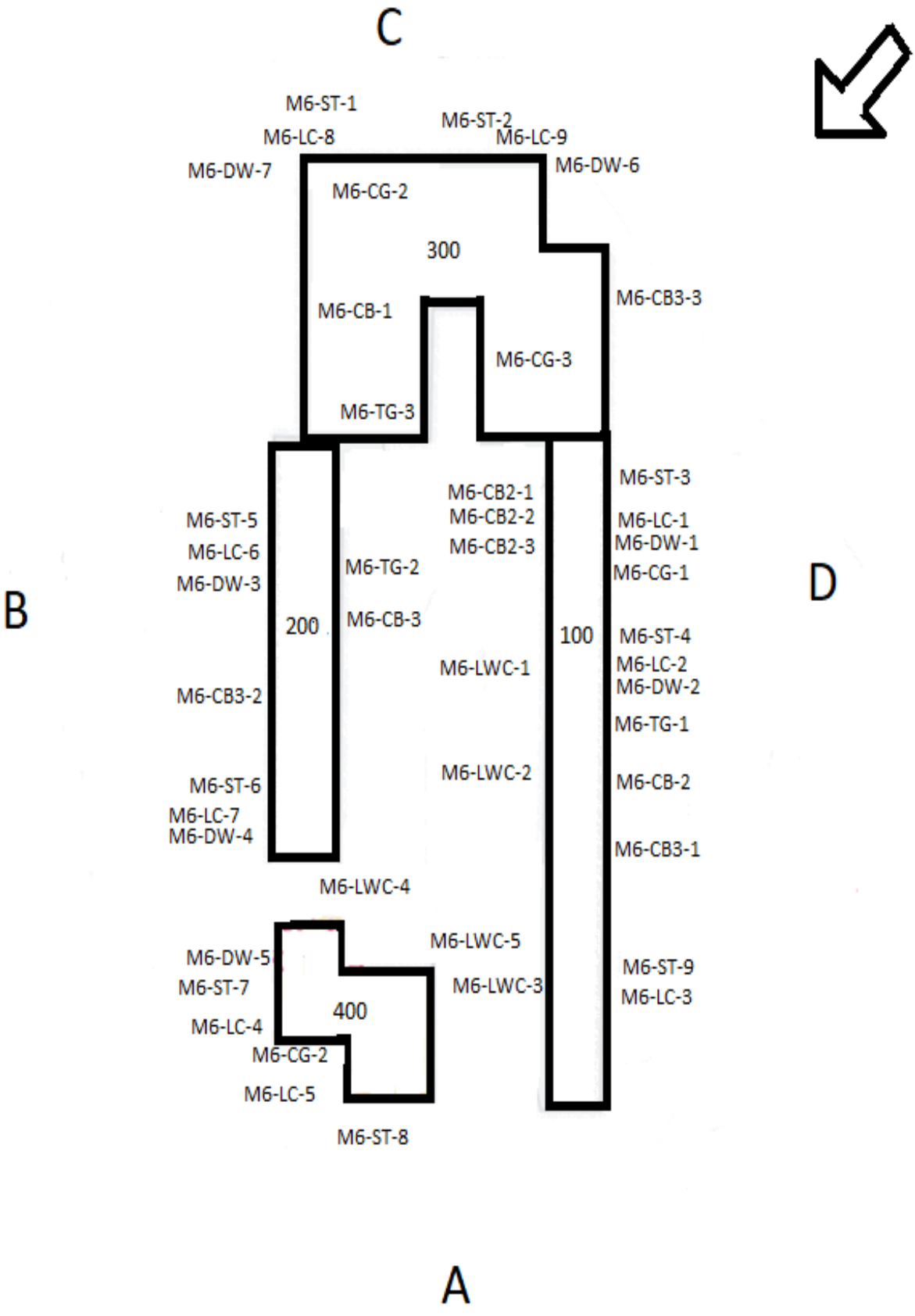
	12/21/21 11:50

APPENDIX B: SAMPLE DIAGRAM

PARTNER


C
B
D
A
M6-ST-1
M6-ST-2
M6-LC-8
M6-LC-9
M6-DW-7
M6-DW-6
M6-CG-2
300
M6-CB3-3
M6-CB-1
M6-CG-3
M6-TG-3
M6-ST-3
M6-CB2-1
M6-ST-5
M6-CB2-2
M6-LC-1
M6-LC-6
M6-CB2-3
M6-DW-1
M6-TG-2
M6-DW-3
M6-CG-1
200
M6-CB-3
100
M6-ST-4
M6-LWC-1
M6-LC-2
M6-CB3-2
M6-DW-2
M6-TG-1
M6-LWC-2
M6-ST-6
M6-CB-2
M6-LC-7
M6-DW-4
M6-CB3-1
M6-LWC-4
M6-LWC-5
M6-DW-5
M6-ST-9
M6-ST-7
M6-LWC-3
M6-LC-3
400
M6-LC-4
M6-CG-2
M6-LC-5
M6-ST-8

APPENDIX C: CERTIFICATIONS

PARTNER

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Christopher A Job
Name

Certification No. 10-6791

Expires on 11/17/21

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

Certificate Of Completion

Asbestos Building Inspector Refresher Course

DOSH #:CA-015-06

Christopher Job

ABIR0801210008N29002

Online Training

Principal Instructor

Michael W. Horner
Training Director

8/17/2021	8/17/2021	8/17/2021	8/17/2022
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC International, Inc.
National Association of Training and Environmental Consulting
1100 Technology Circle- Suite A, Anaheim, CA 92805 • www.natecintl.com • 800-969-3228

Important Industry Contacts

CAL-OSHA: Ph# (916) 574-2993
(916) 483-0572 Fax Notification
Web: www.dir.ca.gov or calosha.com

CDPH/CLPPB: Ph# (510) 620-5600
Web: www.cdph.ca.gov/programs/CLPPB

SCAQMD: Ph# (909) 396-3739
Fax#(909) 396-3342

BAAQMD: Ph# (415) 749-4762

NATEC International, Inc.
National Association of Training and Environmental Consulting
Anaheim, CA • Oakland, CA • Fresno, CA • Sacramento, CA
Asbestos • Lead • Mold • HAZWOPER
P.O. Box 25205 Anaheim, CA 92825-5205
(714) 678-2750, (800) 969-3228, Fax (714) 678-2757
www.natecintl.com

NATEC International, Inc.
National Association of Training and Environmental Consulting
*Note: Card is not suitable substitute for certificate and is not accepted by SCAQMD as proof of certification

This Card Acknowledges That
Christopher Job

Holds Training Certification For
Asbestos Building Inspector Refresher Course

Expiration: 8/17/2022

Training Date 8/17/2021
Certificate No. ABIR0801210008N29002

Michael W. Horner
Training Director

Certificate Of Completion

Asbestos Contractor/Supervisor Refresher Course

DOSH #:CA-015-04

Christopher Job

ASR0801210013N29003

Online Training

Principal Instructor

Michael W. Horner
Training Director

8/18/2021	8/18/2021	8/18/2021	8/18/2022
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

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This Card Acknowledges That
Christopher Job

Holds Training Certification For
Asbestos Contractor/Supervisor Refresher Course

Expiration: 8/18/2022

Training Date 8/18/2021
Certificate No. ASR0801210013N29003

Michael W. Horner
Training Director

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Sampling Technician	LRC-00007590	10/6/2022

William von Arx

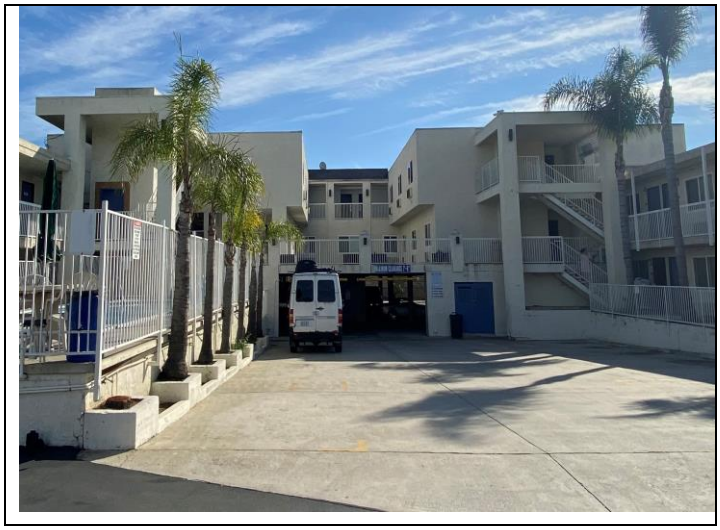
Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

APPENDIX D: PHOTOGRAPHIC DOCUMENTATION

PARTNER

1. View of Front/400's Building

2. View of 200's Building



3. View of 300's Building

4. View of 100's Building

5. View of 100's Building

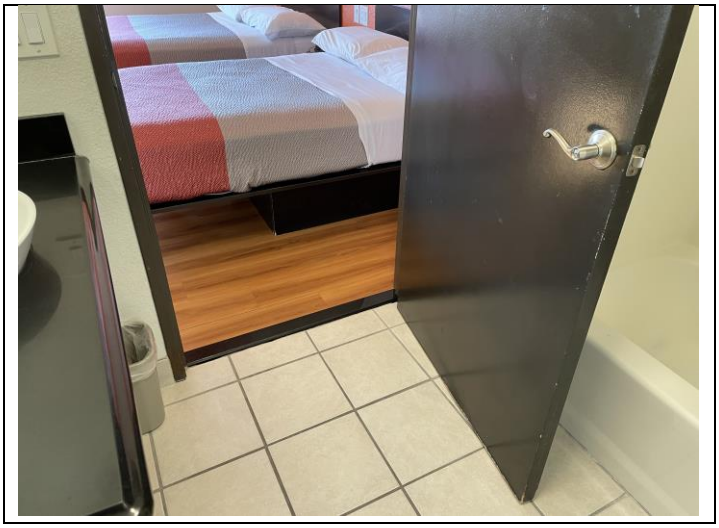
6. View of 1st Floor Exterior, Building 200 Metal Stair Stringer (Shots 136,137,138)

7. View of Exterior Building 400

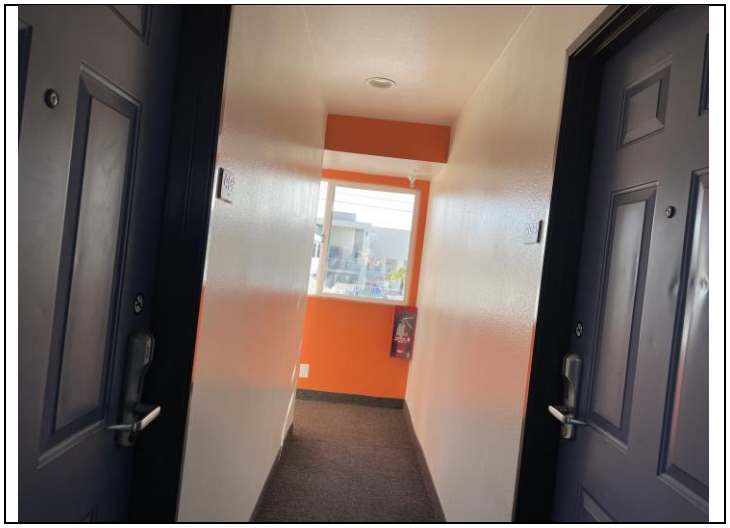
8. View of Building 400 Stairwell.

9. View of Various Room Colors

10. View of Various Room Colors



11. View of Ceramic Tile and Door Threshold.



12. View of Building 400 Hallway.

APPENDIX E: CALIFORNIA DPH FORM 8552

PARTNER

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 12/16/2021

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
2274 Newport Blvd	Costa Mesa	Orange	92627

Construction date (year) of structure	Type of structure	Children living in structure?
Late 1970's	☑ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☐ Other_____	☐ Yes ☐ No ☑ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Bret Mathews	949-467-1344

Address [number, street, apartment (if applicable)]	City	State	Zip Code
3416 Via Oporto #301	Newport Beach	CA	92663

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☑ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☑ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other_____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Martin Kimble	562-501-5625

Address [number, street, apartment (if applicable)]	City	State	Zip Code
1761 E. Garry Ave.	Santa Ana	CA	92705

CDPH certification number	Signature	Date
LRC 00006306		11/2/21

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Will van Arx LRC 00007590

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Attachment 8. USFWS IPaC Database Search

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Orange County, California

Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

http://www.fws.gov/carlsbad/

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Pacific Pocket Mouse Perognathus longimembris pacificus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8080	Endangered

Birds

NAME	STATUS
California Least Tern Sterna antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5945	Endangered
Light-footed Clapper Rail Rallus longirostris levipes Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6035	Endangered
Southwestern Willow Flycatcher Empidonax traillii extimus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6749	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8035	Threatened

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Crustaceans

NAME	STATUS
San Diego Fairy Shrimp Branchinecta sandiegonensis Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6945	Endangered

Flowering Plants

NAME	STATUS
Salt Marsh Bird's-beak Cordylanthus maritimus ssp. maritimus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6447	Endangered
San Diego Button-celery Eryngium aristulatum var. parishii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5937	Endangered
Ventura Marsh Milk-vetch Astragalus pycnostachyus var. lanosissimus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1160	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT

THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Allen's Hummingbird Selasphorus sasin — Breeds Feb 1 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9637

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Gull-billed Tern Gelochelidon nilotica — Breeds May 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9501

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Long-eared Owl asio otus — Breeds Mar 1 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3631

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

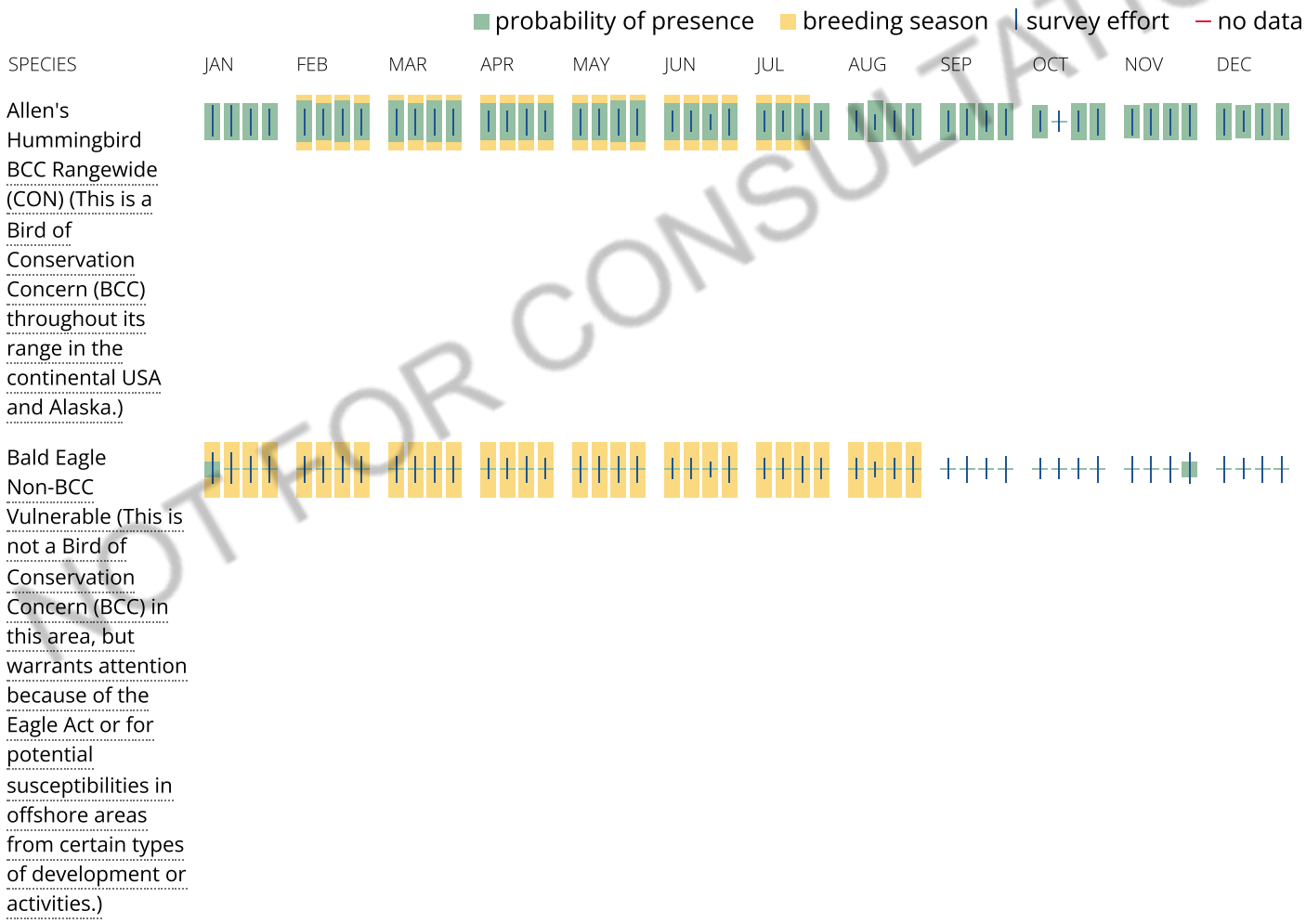
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

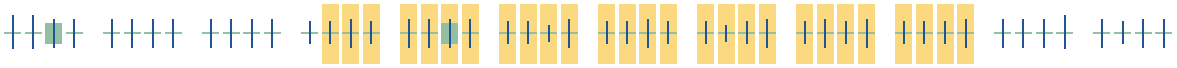
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

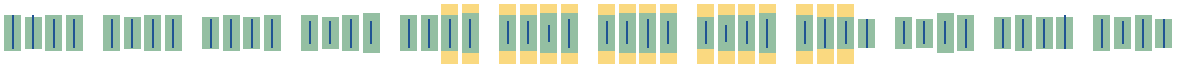
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Black Oystercatcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

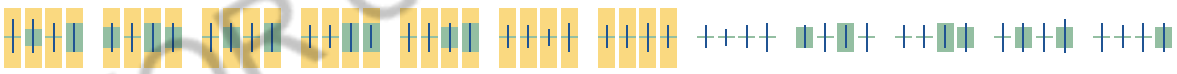


Black Skimmer BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



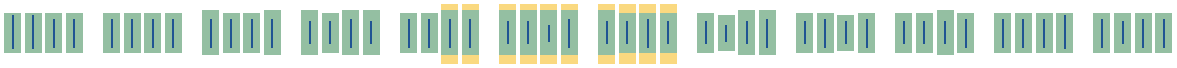
Black Turnstone BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

California Thrasher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

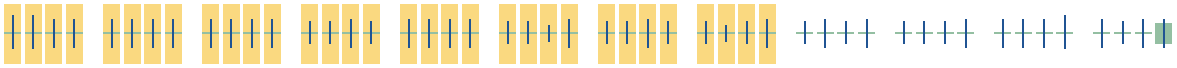


Clark's Grebe BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Common Yellowthroat BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

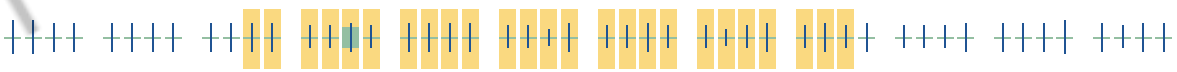


Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)

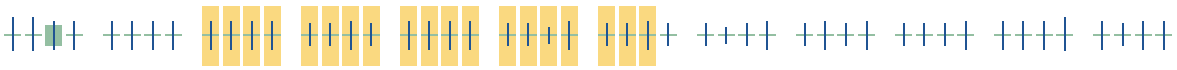


Gull-billed Tern BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



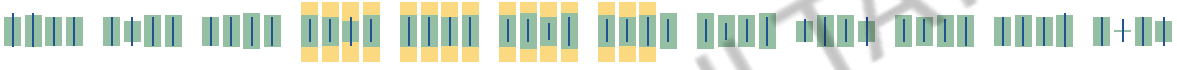
Long-eared Owl BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



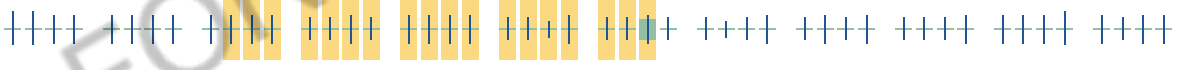
SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Marbled Godwit BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

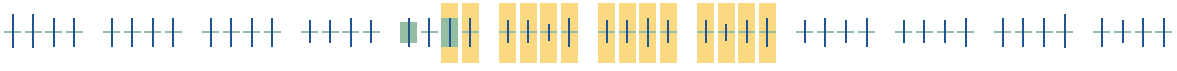
Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

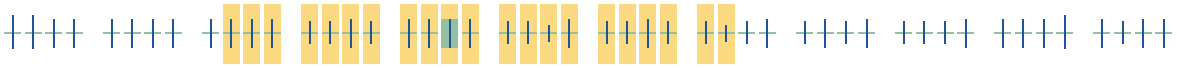


Olive-sided Flycatcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



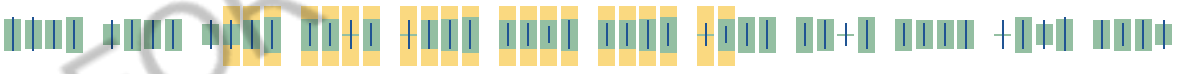
Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Tricolored Blackbird BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Willet BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Wrentit BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

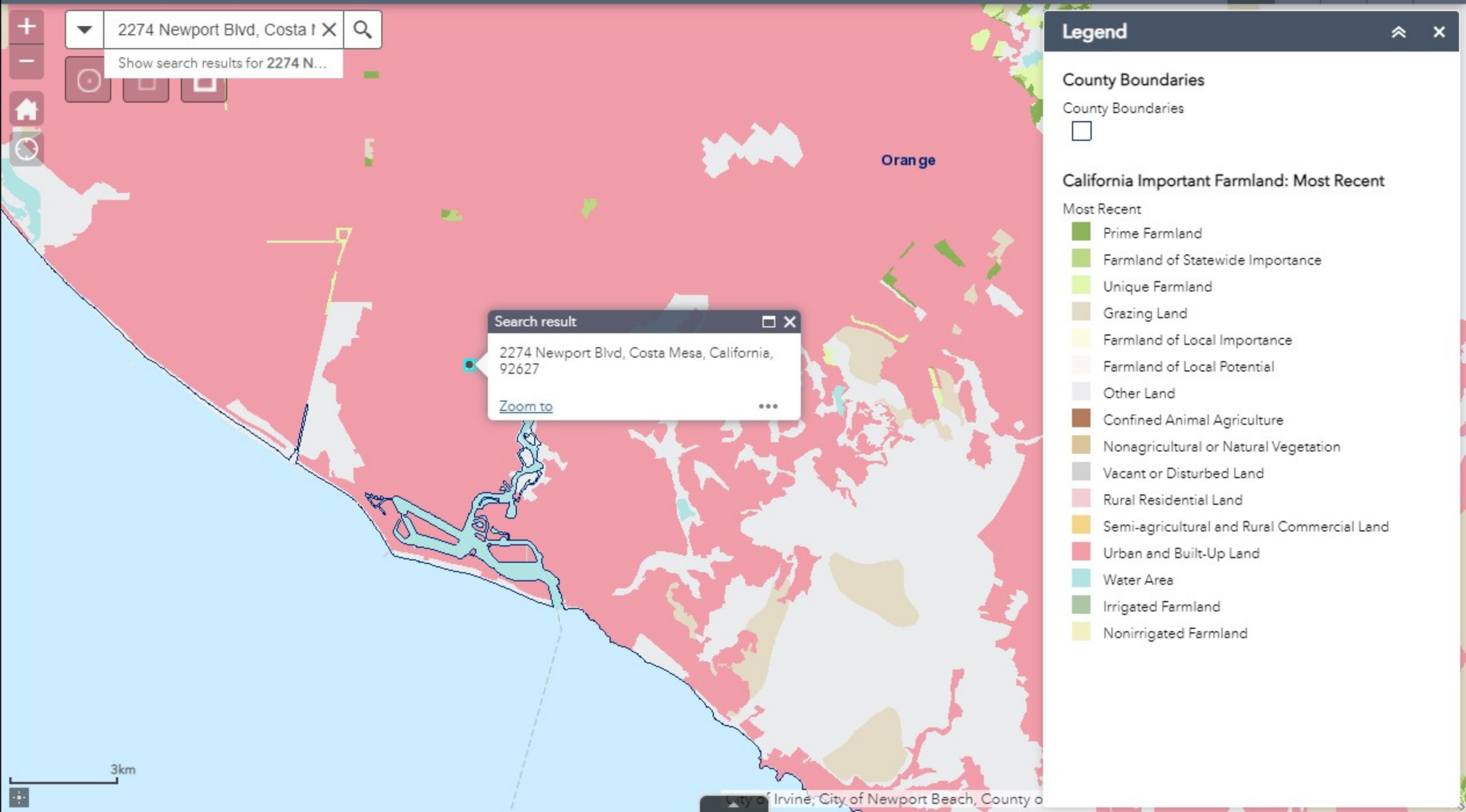
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in

activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment 9. California Important Farmland Finder

California Important Farmland Finder

Ca. Dept of Conservation



Legend

County Boundaries

County Boundaries

California Important Farmland: Most Recent

Most Recent

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Confined Animal Agriculture
- Nonagricultural or Natural Vegetation
- Vacant or Disturbed Land
- Rural Residential Land
- Semi-agricultural and Rural Commercial Land
- Urban and Built-Up Land
- Water Area
- Irrigated Farmland
- Nonirrigated Farmland

Attachment 10. State Historic Preservation Officer Letter

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Armando Quintero, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

March 28, 2022
[VIA EMAIL]

Refer to HUD_2022_0228_002

Ms. Suzanne Harder
Administrative Manager I
Housing and Community Development
1501 East St. Andrews Place, 1st Floor
Santa Ana, CA 92705

Re: Homekey Motel 6 to Permanent Supportive Housing Rehabilitation Project at 2274 Newport Avenue, Costa Mesa, CA

Dear Ms. Harder:

The California State Historic Preservation Officer received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Pursuant to 36 CFR §800.4(d) we do not object to the County of Orange's finding that no historic properties will be affected by the Homekey rehabilitation of an existing Motel 6 conversion to permanent supportive housing located at 2274 Newport Avenue in Costa Mesa, CA. The City may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

We appreciate the City of Visalia's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at shannon.pries@parks.ca.gov .

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Attachment 11. Acjachemen Nation Response

Taylor, Liza

From: Joyce Perry <kaamalam@gmail.com>
Sent: Tuesday, February 15, 2022 12:21 PM
To: Harder, Suzanne
Cc: Taylor, Liza; Zdeba, Michelle; Fee, Craig
Subject: Re: Tribal Consultation Motel 6 Conversion/Rehabilitation

Thank you for your response. We have no concerns.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Tue, Feb 15, 2022 at 7:41 AM Harder, Suzanne <suzanne.harder@occr.ocgov.com> wrote:

> Hello Joyce:
>
> In response to your question about the Motel 6 Conversion/Rehabilitation, I have confirmed this is a motel conversion and there will be no ground disturbance. The scope of work will be rehabbing of units, common areas, etc. No ground disturbance or expansion of the footprint of the building will occur.
>
> Best regards,

Sue Harder
Administrative Manager I | Housing and Community Development
Phone: 714-480-2876 | **Email**: suzanne.harder@occr.ocgov.com

1501 E St Andrew Place, Santa Ana, CA 92705

> **From:** Joyce Perry <kaamalam@gmail.com>
> **Sent:** Wednesday, February 9, 2022 1:50 PM
> **To:** Taylor, Liza <Liza.Taylor@occr.ocgov.com>

Cc: Harder, Suzanne <suzanne.harder@occr.ocgov.com>
Subject: Re: On Behalf of Sue Harder: Tribal Consultation List Request: Motel 6 Conversion/Rehabilitation

Good Afternoon,

I am writing in response to your letter pursuant to the National Historic Preservation Act Section 106, regarding the Motel 6 Conversion/Rehabilitation Project. I am the Cultural Resource Director for the Juaneno Band of Mission Indians, Acjachemen Nation- Belardes. Please accept this response on behalf of Chairman Belardes and myself. Before requesting consultation, can you please tell me whether this project will involve ground disturbance, and if so, what the extent will be? Thank you

Húu'uni 'óomaqati yáamaqati.
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Tribal Manager, Cultural Resource Director

On Tue, Jan 25, 2022 at 8:34 PM Taylor, Liza <Liza.Taylor@occr.ocgov.com> wrote:

> Hi Matias,
>
> The County of Orange is currently processing an environmental review for a affordable housing development project to qualify for federal funding through Department of Housing and Urban Development. In compliance with the National Historic Preservation Act Section 106 requirement, prior to requesting concurrence with the State Historic Preservation Office, an Indian tribe consultation is required. We are requesting to obtain from your office the proper Indian Tribe to contact for the projects. Attached is the request form for the **Motel 6 Conversion/Rehabilitation** project in the **City of Costa Mesa**.
>
> Please feel free to contact me if you need additional information or for any question.

Thank you.

Sue Harder
Administrative Manager I | Housing and Community Development
Phone: 714-480-2876 | **Email**: suzanne.harder@occr.ocgov.com

1501 E St Andrew Place, Santa Ana, CA 92705

Taylor, Liza

From: Joyce Perry <kaamalam@gmail.com>
Sent: Wednesday, February 16, 2022 10:33 AM
To: Harder, Suzanne
Cc: Taylor, Liza
Subject: Re: Motel 6 Tribal Consultation Juaneño Band

Hi Suzanne,

This is to certify that consultation has been concluded,

Thank you

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, Feb 16, 2022 at 7:19 AM Harder, Suzanne <suzanne.harder@occr.ocgov.com> wrote:

> Hi Joyce:
>
> I have been informed we need a statement from you indicating the consultation has been concluded.
>
> This is how you worded it for a previous project:
>
> "This is to certify that consultation has been concluded" Can you please send a new email including this specific wording?
>
> Thank you,

Sue Harder
Administrative Manager I | Housing and Community Development
Phone: 714-480-2876 | **Email**: suzanne.harder@occr.ocgov.com

1501 E St Andrew Place, Santa Ana, CA 92705

From: Joyce Perry <kaamalam@gmail.com>
Sent: Thursday, September 3, 2020 1:42 PM
To: Santos, Liza <liza.santos@occr.ocgov.com>
Cc: Canzone, Jaclyn <jaclyn.canzone@occr.ocgov.com>; Zdeba, Michelle <michelle.zdeba@occr.ocgov.com>
Subject: Re: Cartwright and Villa St. Joseph Affordable Housing Development Tribal Consultation

Attachment 12. Noise Calculations

1 SW COLUMBIA STREET
PORTLAND, OREGON 97204
T 971.930.1700

MEMORANDUM

To:	Jonathan Rigg, Dudek
From:	Mike Greene, Dudek
Subject:	Technical Noise Memo - Motel 6 Conversion/Rehabilitation Project
Date:	3/22/2022
cc:	Kristin Arakawa, Dudek
Attachment(s):	Figure 1, Project Location
	Figure 2, Noise Model Receiver Locations
	Attachment A; Traffic Noise Model Input/Output Data

This technical noise memo summarizes the results of the noise analysis conducted for onsite uses of the Motel 6 Conversion/Rehabilitation; Orange County Public Works On-Call Master Services Agreement Contract MA-080-21010547 Project in Costa Mesa, California.

1 Background

1.1 Project Description

Community Development Partners (Developer) is proposing to construct the Motel 6 Conversion/Rehabilitation Project located at 2274 Newport Boulevard, Costa Mesa, CA 92627 (Figure 1). The proposed project would be completed and financed in two phases. Phase 1 of the project would use funding from the State Housing and Community Development Homekey program, matching funds from the City, and an acquisition loan. The 40 Homekey units included in the project would target veterans experiencing homelessness and at-risk homeless Homekey individuals. Homekey units would be set aside for individuals making 30% or below the area median income, with 10 units dedicated for the use of Mental Health Services Act funds, and 30 units subsidized using Veterans Affairs Supportive Housing Vouchers. During this phase, the 40 Homekey units would be renovated to meet Housing Quality Standards and the Homekey accessibility and hearing/visual requirements. All Homekey units would be updated with new kitchenettes, countertops, flooring, paint, fixtures, appliances, furniture, and required deferred maintenance, as needed. Leasing and common area spaces would be updated, and additional exterior common area spaces would be rehabbed, including other upgrades related to the Americans with Disabilities Act, as required. Phase 2 of the proposed development would finance and renovate the remaining non-Homekey units and the courtyard toward the back of the property. The second phase would seek Tax Credit and Tax-Exempt Bond financing for the construction and permanent debt. Units renovated during Phase 2 would target older adults earning a mix of 50% and 60% of area median income, as well as the single manager's unit.

1.2 Noise Fundamentals and Terminology

Vibrations, traveling as waves through air from a source, exert a force perceived by the human ear as sound. Sound pressure level (referred to as sound level) is measured on a logarithmic scale in decibels (dB) that represent the fluctuation of air pressure above and below atmospheric pressure. Frequency, or pitch, is a physical characteristic of sound and is expressed in units of cycles per second or hertz (Hz). The normal frequency range of hearing for most people extends from about 20 to 20,000 Hz. The human ear is more sensitive to middle and high frequencies, especially when the noise levels are quieter. As noise levels get louder, the human ear starts to hear the frequency spectrum more evenly. To accommodate for this phenomenon, a weighting system to evaluate how loud a noise level is to a human was developed. The frequency weighting called "A" weighting is typically used for quieter noise levels, which de-emphasizes the low-frequency components of the sound in a manner similar to the response of a human ear. This A-weighted sound level is called the "noise level" and is referenced in units of dBA.

Because sound is measured on a logarithmic scale, a doubling of sound energy results in a 3 dBA increase in the noise level. Changes in a community noise level of less than 3 dB are not typically noticed by the human ear (Caltrans 2013). Changes from 3 to 5 dB may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dB increase is readily noticeable. The human ear perceives a 10 dB increase in sound level as a doubling of the sound level (i.e., 65 dBA sounds twice as loud as 55 dBA to a human ear).

An individual's noise exposure occurs over a period of time; however, noise level is a measure of noise at a given instant in time. The equivalent continuous sound level (L_{eq}), also referred to as the average sound level, is a single number representing the fluctuating sound level in A-weighted decibels (dBA) over a specified period of time. It is a sound-energy average of the fluctuating level and is equal to a constant unchanging sound of that dB level. Community noise sources vary continuously, being the product of many noise sources at various distances, all of which constitute a relatively stable background or ambient noise environment.

Noise levels are generally higher during the daytime and early evening when traffic (including airplanes), commercial, and industrial activity is the greatest. However, noise sources experienced during nighttime hours when background levels are generally lower can be potentially more conspicuous and irritating to the receiver. In order to evaluate noise in a way that considers periodic fluctuations experienced throughout the day and night, a concept termed "community noise equivalent level" (CNEL) was developed, The CNEL scale represents a time-weighted 24-hour average noise level based on the A-weighted sound level. CNEL accounts for the increased noise sensitivity during the evening hours (7 p.m. to 10 p.m.) and nighttime hours (10 p.m. to 7 a.m.) by adding 5 dB to the average sound levels occurring during the evening hours and 10 dB to the sound levels occurring during nighttime hours. Additional noise definitions are provided below.

Ambient Noise Level. The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

A-Weighted Sound Level (dBA). The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter deemphasizes the very low and very high

frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with community equivalent sound level.

Community Noise Equivalent Level (CNEL). CNEL is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during the nighttime hours (10 p.m.–7 a.m.) and 5 dB added to the sound during the evening hours (7 p.m.–10 p.m.).

Day Night Average Sound Level (DNL or L_{dn}). Similar to the CNEL noise metric, except that no penalty is added during the evening hours (7 p.m.–10 p.m.). Typically, the CNEL and L_{dn} noise metrics vary by approximately 1 decibel or less and are often considered to be functionally equivalent.

Decibel (dB). The decibel is a unit for measuring sound pressure level and is equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micropascals.

2 Noise Analysis Methodology

2.1 Applicable Noise Standards

Because the proposed project may receive funding from the U.S. Department of Housing and Urban Development (HUD), the noise standards specified by HUD were used for this analysis. HUD's noise standards may be found in 24 CFR Part 51, Subpart B (CFR 2013). Exterior uses with a day night average sound level (DNL) of 65 dBA or less are considered normally acceptable. Sites at which the environmental or community noise exposure exceeds 65 decibels DNL are considered noise-impacted areas. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dBA but does not exceed 75 dBA.

The interior noise standard is 45 dBA DNL.

2.2 Preliminary Noise Modeling

The primary noise source in the project vicinity is motor vehicle traffic. The western façade of the proposed residential units would face the northbound lanes of Newport Boulevard and beyond that, the SR-55 freeway. Additionally, the southbound lanes of Newport Boulevard and Fairview Road exist to the west of SR-55. The other nearby roads are minor "feeder" streets which would have a negligible contribution to the on-site noise environment. The nearest rail line is located more than 6.5 miles away and the nearest airport, John Wayne/Orange County Airport, is located approximately 2 miles away. Based upon the Airport Land Use Plan for John Wayne Airport (ALUC 2008), the airport's 60 dB CNEL noise contour is located

approximately 0.6 miles from the project site. Thus, noise from the airport would have a negligible contribution to the on-site noise environment.

An initial noise analysis of traffic noise from Newport Boulevard, SR-55 and Fairview Road carried out using HUD's DNL Calculator[1] indicated that worst-case exterior building façade noise levels would be approximately 71 dBA DNL. However, because the DNL Calculator does not account for site conditions such as elevated receivers and differences in roadway elevations (the SR-55 is below grade relative to the proposed project site), a more detailed traffic noise model was used.

2.3 Detailed Noise Modeling

The proposed project site has several receiver locations of interest including multiple building exposures (i.e., rooms with exterior windows and doors facing north, south, and west (towards Newport Boulevard and SR-55), each two (2) stories high, with varying traffic noise exposures as well as a common use outdoor amenities area. Because of these factors, it was determined that the Federal Highway Administration's (FHWA) Traffic Noise Model (TNM) version 2.5 (FHWA 2004) would be ideal for a more detailed analysis. The TNM traffic noise prediction model calculates the noise levels based on specific information including traffic volumes, vehicle fleet mix, speed limits, roadway geometrics, receiver elevations, intervening structures and lateral distances between the noise receivers and the roadways.

Project site, surrounding structures and roadway geometry were input using aerial photography information upon which the project's site plan was overlain; this was subsequently digitized into the TNM model.

Modeled receiver locations (shown in Figure 2) consisted of the following:

- Proposed building façade exteriors with windows and doors perpendicular to and facing Newport Boulevard and SR-55, grouped by exposure (receivers R1 – R11 for the rooms with a northern exposure; receiver R12 for the room facing Newport Boulevard and SR55; and receivers R13 – R19 for the rooms with a southern exposure)[2];

- Proposed common use outdoor area within the "courtyard" created by the 3-sided design of the site (R20).

In order to accurately estimate the project site's noise levels in terms of the 24-hour weighted DNL noise metric, the TNM model was run for three 1-hour traffic volume cases: AM/PM peak-hour (assumed to be approximately 10% of the roadways' Average Daily Traffic (ADT); off-peak daytime (assumed to be approximately 6% of ADT), and nighttime volumes (assumed to be approximately 15 % of ADT over the 9-hour period from 10 PM to 7 AM, per HUD noise modeling guidance) The 15% of ADT was then divided by 9, to arrive at the hourly average level suitable for input into TNM. The resultant traffic noise levels for each

[1] https://www.hudexchange.info/programs/environmental-review/dnl-calculator/

[2] Note that as shown in Figure 2, that with the exception of Receiver 12, the modeled receivers are facing into the "courtyard" created by the 3-sided design of the site, toward the parking area and recreation area of the project site. This is because the exterior walls on the north and south sides of the project site have no doors or windows, and as such the wall assemblies are anticipated to provide more than enough noise reduction.

of these cases was then averaged in the energy (i.e., the logarithmic) domain after applying the 10-decibel noise "penalty" to the nighttime noise levels.

ADT volumes used for the analysis were from the City of Costa Mesa General Plan Circulation Element (City of Costa Mesa 2018). The most recent traffic volume forecast available (Year 2020) were used as the basis to estimate future traffic volumes (10 years out from the Year 2024, the assumed year of occupancy). This was accomplished using an assumed increase rate of 1% per year. Thus, for example, the Year 2020 forecast average daily traffic volume of 8,000 for the relevant segment of northbound Newport Boulevard was calculated to be 9,196 by Year 2034. Similarly, the annual average ADT for SR-55 for Year 2020 was obtained from the Caltrans Traffic Operations Census Website (Caltrans 2022) and projected to Year 2034 in a similar manner. The modeled ADTs are shown in Table 1 below. Modeled traffic speeds were used based upon the posted roadway speed limits using Google Earth Street View.

Table 1 – Modeled Traffic Volumes

Modeled Roadway	Average Daily Traffic (ADT) Volume (Year 2034)
Newport Boulevard Northbound	9,196
Newport Boulevard Northbound, South of SR55 On-Ramp	24,014
SR-55 On-Ramp	14,818
Newport Blvd Southbound	12,644
Fairview Road	29,886
SR-55	160,926

Source: City of Costa Mesa (except SR-55 volumes), Caltrans (SR-55 volumes), adjusted to Year 2034.

3 Traffic Noise Analysis Results

The results of the traffic noise analysis for the modeled on-site receivers (shown in Figure 2) are summarized in Table 2. The modeled input and output data are provided in Attachment A. As shown in Table 2, the highest noise levels would occur at Receivers R12, which is representative of the habitable rooms facing west, and closest to Newport Boulevard and the SR-55 freeway. At Receiver R12, the traffic noise levels at the building façade are predicted to range from 70 to 71 dBA DNL at the first and second floors, respectively. Thus, the exposure from traffic noise along Newport Boulevard and SR-55 would exceed the HUD exterior noise standard of 65 dBA DNL by up to 6 dB at the façade of units nearest these roadways, putting these receivers in the "normally unacceptable" noise range. Receivers R1 through R5, R13 and R14 would also exceed the HUD exterior noise standard of 65 dBA DNL and would be in the "normally unacceptable" noise range. At the other portions of the building traffic noise levels would not

exceed the HUD exterior noise standard of 65 dBA DNL. Similarly, at the common outdoor use area (represented by Receiver R20), the traffic noise levels would not exceed 65 dBA DNL and thus would be within the "normally acceptable" noise range.

Table 2 – Traffic Noise Level Results Summary (DNL (dBA))

Receiver #	1st-Floor	2nd-Floor
R1 - south wing, facing north	**69**	**70**
R2 - south wing, facing north	**69**	**69**
R3 - south wing, facing north	**67**	**68**
R4 - south wing, facing north	**66**	**67**
R5 - south wing, facing north	64	**66**
R6 - south wing, facing north	63	65
R7 - south wing, facing north	62	64
R8 - south wing, facing north	61	63
R9 - south wing, facing north	60	63
R10 - south wing, facing north	60	62
R11 - south wing, facing north	59	62
R12 - north wing, facing west	**70**	**71**
R13 - north wing, facing south	**67**	**68**
R14 - north wing, facing south	65	**67**
R15 - north wing, facing south	56	58
R16 - north wing, facing south	57	58
R17 - north wing, facing south	57	58
R18 - north wing, facing south	57	58
R19 - north wing, facing south	57	58
R20 (Exterior Use Area)	57	n/a

Source: Attachment A.

Note: **Bolded** numbers indicate that the noise levels exceed the HUD noise standard of 65 dBA DNL.

As detailed in Section 2.1, 24 CFR Part 51, Subpart B states that sites at which environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 dBA are considered to be noise-impacted. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required. Approvals in the "normally unacceptable" noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dBA but does not exceed 75 dBA..

Typical new construction of multi-family homes with windows closed provides a minimum of 25 dB exterior to interior noise reduction. All residential units will be equipped with a forced air heating ventilation air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation). As such, the interiors of the proposed habitable rooms with doors or windows facing west, toward Newport Boulevard and SR-55 are anticipated to have noise levels of approximately 46 dBA DNL (i.e. 71 dBA exterior – 25 dBA attenuation = 46 dBA interior). The interiors of the proposed habitable rooms facing north and south, with perpendicular exposures to Newport Boulevard and SR-55 are anticipated to have noise levels of approximately 45 dBA DNL (i.e. 75 dBA exterior – 25 dBA attenuation = 45 dBA interior) or less. Nonetheless, In order to ensure compliance with 24 CFR Part 51, Subpart B and that the HUD noise standard of 45 dBA DNL is not exceeded, the detailed architectural design plans (when these are prepared) shall provide the following specification for upgraded windows:

- All windows and doors in the west-facing residential unit (i.e., the nearest residential unit with doors or windows facing Newport Boulevard and SR-55) shall have a Sound Transmission Class (STC) rating of 35 or greater.

- All windows and doors in the north and south-facing residential units (i.e., the residential units with doors or windows with perpendicular exposures of Newport Boulevard and SR-55) within 90 feet or less of the northbound Newport Boulevard centerline shall have a Sound Transmission Class (STC) rating of 30 or greater.

Please see Table 3. With implementation of this requirement the proposed project would not exceed the HUD interior noise standard of 45 dBA DNL and would be within the "normally acceptable" noise range for interior noise.

Table 3. Interior Noise Levels (DNL (dBA))

Receivers / Location	Maximum Noise Level at Façade[1]	Required Interior Noise Reduction[2]	Minimum Anticipated Interior Noise Reduction[3]	Upgraded Windows ?[4]	Interior Noise Level[5]	Exceedance of Interior Noise Standard?
R12	71	26	34	Yes	37	No
R1 – R5, R13-R14	70	25	29	Yes	41	No
R6 – R11, R15-R19	65	25	25	No	45	No

1 - Estimated exterior noise level at the building façade based upon Table 2.

2 - Noise reduction required to satisfy the interior noise standards.

3 - Minimum interior noise reduction with windows closed and upgraded windows for south-facing units within Wing 1, standard windows elsewhere.

4 - Does the required interior noise reduction trigger upgraded windows with an STC greater than 27?

5 - Estimated noise level based upon minimum anticipated noise reduction.

References

ALUC (Airport Land Use Commission for Orange County). 2008. Airport Environs Land Use Plan for John Wayne Airport. Amended April 17, 2008

Caltrans (California Department of Transportation). 2013. Technical Noise Supplement to the Caltrans Traffic Noise Analysis Protocol. Division of Environmental Analysis, Environmental Engineering, Hazardous Waste, Air, Noise, Paleontology Office. September 2013

Caltrans. 2022. Caltrans Traffic Census Program webpage. Accessed 2/25/2022. https://dot.ca.gov/programs/traffic-operations/census

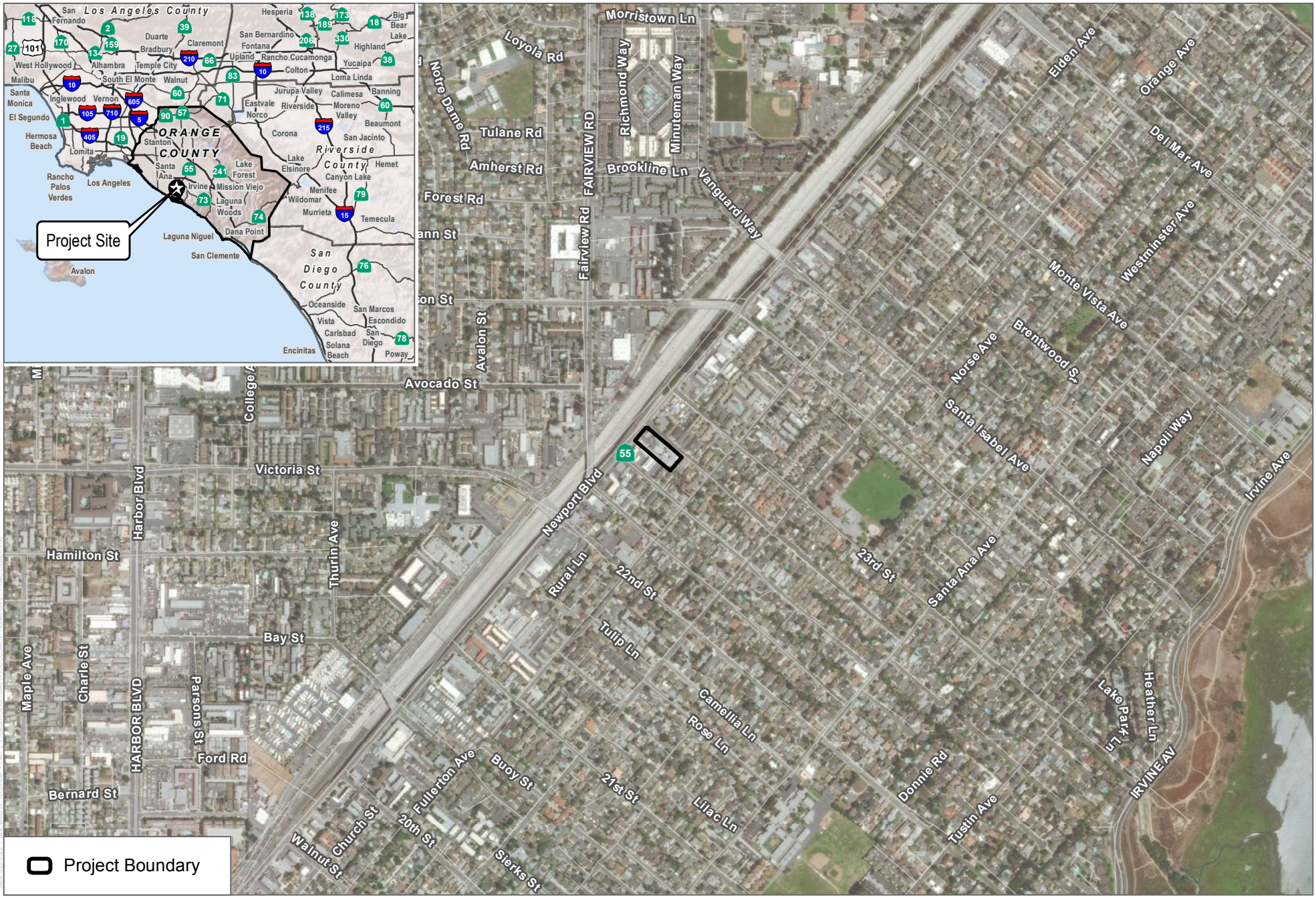
City of Costa Mesa. 2018. City of Costa Mesa General Plan Circulation Element.

CFR (United States Code of Federal Regulations). 2013. Title 24, Volume 1, Title 51 Subpart B. Accessed 4/22/21: https://www.govinfo.gov/content/pkg/CFR-2013-title24-vol1/pdf/CFR-2013-title24-vol1-part51-subpartB.pdf

Federal Highway Administration (FHWA). 2004. FHWA Traffic Noise Model, Version 2.5. Office of Environment and Planning. Washington, DC. February 2004.

Attachment A

Noise Model Input/Output Data



SOURCE: DigitalGlobe 2017

DUDEK

0 500 1,000 Feet

FIGURE 1

Project Location

Motel 6 Conversion/Rehabilitation Project

SOURCE: DigitalGlobe 2017

DUDEK

0 30 60 Feet

FIGURE 2

Noise Model Receiver Location

Motel 6 Conversion/Rehabilitation Project

Attachment A

Noise Model Input/Output Data

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Motel 6 Conversion/Rehabilitation Project, 2274 Newport Blvd Costa Mesa CA
Record Date	02/24/2022
User's Name	Mike Greene

Road # 1 Name:	**Newport Blvd. NB**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	41	41	41
Distance to Stop Sign	0	0	0
Average Speed	40	40	35
Average Daily Trips (ADT)	8920	184	92
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	56	49	64
Calculate Road #1 DNL	65	Reset	

Road # 2 Name:	**Newport Blvd. SB**

Road #2

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑

Effective Distance	286	286	286
Distance to Stop Sign	0	0	0
Average Speed	40	40	35
Average Daily Trips (ADT)	12265	253	126
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	44	38	52
Calculate Road #2 DNL	53	Reset	

Road # 3 Name:	**SR55**

Road #3

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	184	184	184
Distance to Stop Sign	0	0	0
Average Speed	65	65	65

Average Daily Trips (ADT)	155294	3862	1770
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	63	57	69
Calculate Road #3 DNL	70	Reset	

Road # 4 Name:	**Fairview Road**

Road #4

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	415	415	415
Distance to Stop Sign	0	0	0
Average Speed	40	40	35
Average Daily Trips (ADT)	28990	598	299
Night Fraction of ADT	15	15	15
Road Gradient (%)			0

Vehicle DNL	46	39	54
Calculate Road #4 DNL	55	Reset	

Add Road Source | Add Rail Source

Airport Noise Level	
Loud Impulse Sounds?	○Yes ○No
Combined DNL for all Road and Rail sources	**71**
Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate | Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

Dudek					**18 March 2022**							
M Greene					**TNM 2.5**							
INPUT: ROADWAYS							**Average pavement type shall be used unless**					
PROJECT/CONTRACT:	**13230_21**						**a State highway agency substantiates the use**					
RUN:	**Motel 6 Cnvrsn_Rehab Prj_HUD PkHr**						**of a different type with the approval of FHWA**					
Roadway		**Points**										
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**		
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**	
	ft			ft	ft	ft		mph	%			
Newport Blvd NB S. of SR55 OnRamp	55.0	point1	1	1,496.0	1,461.7	82.00				Average		
		point3	3	1,744.4	1,752.2	82.00						
Newport Blvd SB	33.0	point30	30	2,126.1	2,636.9	82.00				Average		
		point13	13	1,746.8	2,136.2	82.00				Average		
		point14	14	1,515.4	1,874.4	82.00						
SR55 SB	56.0	point32	32	2,224.0	2,634.7	56.00				Average		
		point26	26	2,088.4	2,466.3	56.00				Average		
		point27	27	1,868.7	2,179.8	56.00				Average		
		point28	28	1,757.1	2,039.9	56.00				Average		
		point2	2	1,541.7	1,775.3	56.00						
SR55 OnRamp	24.0	point34	34	1,731.7	1,773.9	82.00				Average		
		point18	18	2,037.5	2,183.0	82.00				Average		
		point19	19	2,133.9	2,318.0	82.00				Average		
		point20	20	2,352.0	2,598.7	82.00						
Newport Blvd SB 2	33.0	point36	36	1,482.3	1,841.4	82.00				Average		
		point16	16	1,241.2	1,567.2	82.00						
SR55 NB	56.0	point38	38	1,548.4	1,691.2	56.00				Average		
		point22	22	1,807.4	2,010.8	56.00				Average		
		point23	23	2,146.3	2,437.9	56.00				Average		
		point24	24	2,303.8	2,625.9	56.00						
Fairview Rd	40.0	point40	40	1,463.0	1,466.7	82.00				Average		
		point8	8	1,491.9	1,571.3	82.00				Average		
		point9	9	1,503.0	1,775.2	82.00				Average		
		point10	10	1,489.2	2,090.7	82.00				Average		
		point11	11	1,484.5	2,604.5	82.00						

Newport Blvd NB N of SR55 OnRamp	33.0	point41	41	1,744.4	1,752.2	82.00				Average	
		point4	4	1,916.2	1,952.7	82.00				Average	
		point5	5	2,189.0	2,266.8	82.00				Average	
		point6	6	2,451.0	2,572.0	82.00					

Dudek **18 March 2022**
M Greene **TNM 2.5**

INPUT: TRAFFIC FOR LAeq1h Volumes
PROJECT/CONTRACT: **13230_21**
RUN: **Motel 6 Cnvrsn_Rehab Prj_HUD PkHr**

Roadway	Points		Segment									
Name	Name	No.	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Newport Blvd NB S. of SR55 OnRamp	point1	1	2329	40	48	40	24	35	0	0	0	0
	point3	3										
Newport Blvd SB	point30	30	1226	40	25	40	13	35	0	0	0	0
	point13	13	1226	40	25	40	13	35	0	0	0	0
	point14	14										
SR55 SB	point32	32	7765	65	193	65	89	60	0	0	0	0
	point26	26	7765	65	193	65	89	60	0	0	0	0
	point27	27	7765	65	193	65	89	60	0	0	0	0
	point28	28	7765	65	193	65	89	60	0	0	0	0
	point2	2										
SR55 OnRamp	point34	34	1437	55	30	55	15	50	0	0	0	0
	point18	18	1437	55	30	55	15	50	0	0	0	0
	point19	19	1437	55	30	55	15	50	0	0	0	0
	point20	20										
Newport Blvd SB 2	point36	36	1226	40	25	40	13	35	0	0	0	0
	point16	16										
SR55 NB	point38	38	7765	65	193	65	89	60	0	0	0	0
	point22	22	7765	65	193	65	89	60	0	0	0	0
	point23	23	7765	65	193	65	89	60	0	0	0	0
	point24	24										
Fairview Rd	point40	40	2899	40	60	40	30	35	0	0	0	0
	point8	8	2899	40	60	40	30	35	0	0	0	0
	point9	9	2899	40	60	40	30	35	0	0	0	0

	point10	10	2899	40	60	40	30	35	0	0	0	0
Newport Blvd NB N of SR55 OnRamp	point11 point41	11 41	892	40	18	40	9	35	0	0	0	0
	point4	4	892	40	18	40	9	35	0	0	0	0
	point5	5	892	40	18	40	9	35	0	0	0	0
	point6	6										

Dudek
M Greene

18 March 2022
TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD PkHr

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria: Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
R1	1	1	1,904.0	1,863.5	82.00	5.00	0.00	66	10.0	8.0	Y
R2	2	1	1,913.3	1,859.6	82.00	5.00	0.00	66	10.0	8.0	Y
R3	10	1	1,920.3	1,852.6	82.00	5.00	0.00	66	10.0	8.0	Y
R4	11	1	1,928.4	1,846.6	82.00	5.00	0.00	66	10.0	8.0	Y
R5	13	1	1,936.4	1,840.6	82.00	5.00	0.00	66	10.0	8.0	Y
R6	14	1	1,944.3	1,834.2	82.00	5.00	0.00	66	10.0	8.0	Y
R7	21	1	1,951.8	1,827.1	82.00	5.00	0.00	66	10.0	8.0	Y
R8	22	1	1,959.5	1,821.0	82.00	5.00	0.00	66	10.0	8.0	Y
R9	24	1	1,966.8	1,815.0	82.00	5.00	0.00	66	10.0	8.0	Y
R10	25	1	1,974.7	1,808.3	82.00	5.00	0.00	66	10.0	8.0	Y
R11	27	1	1,981.7	1,802.5	82.00	5.00	0.00	66	10.0	8.0	Y
R12	36	1	1,973.6	1,927.7	82.00	5.00	0.00	66	10.0	8.0	Y
R13	39	1	1,945.8	1,888.9	82.00	5.00	0.00	66	10.0	8.0	Y
R14	40	1	1,955.0	1,881.0	82.00	5.00	0.00	66	10.0	8.0	Y
R15	43	1	2,012.3	1,877.4	82.00	5.00	0.00	66	10.0	8.0	Y
R16	45	1	2,020.1	1,870.4	82.00	5.00	0.00	66	10.0	8.0	Y
R17	46	1	2,027.4	1,863.3	82.00	5.00	0.00	66	10.0	8.0	Y
R18	47	1	2,034.8	1,857.2	82.00	5.00	0.00	66	10.0	8.0	Y
R19	78	1	2,041.4	1,850.8	82.00	5.00	0.00	66	10.0	8.0	Y
R1-2	80	1	1,904.0	1,863.5	82.00	15.00	0.00	66	10.0	8.0	Y
R2-2	82	1	1,913.3	1,859.6	82.00	15.00	0.00	66	10.0	8.0	Y
R3-2	83	1	1,920.3	1,852.6	82.00	15.00	0.00	66	10.0	8.0	Y

R4-2	84	1	1,928.4	1,846.6	82.00	15.00	0.00	66	10.0	8.0	Y
R5-2	85	1	1,936.4	1,840.6	82.00	15.00	0.00	66	10.0	8.0	Y
R6-2	86	1	1,944.3	1,834.2	82.00	15.00	0.00	66	10.0	8.0	Y
R7-2	87	1	1,951.8	1,827.1	82.00	15.00	0.00	66	10.0	8.0	Y
R8-2	88	1	1,959.5	1,821.0	82.00	15.00	0.00	66	10.0	8.0	Y
R9-2	89	1	1,966.8	1,815.0	82.00	15.00	0.00	66	10.0	8.0	Y
R10-2	90	1	1,974.7	1,808.3	82.00	15.00	0.00	66	10.0	8.0	Y
R11-2	91	1	1,981.7	1,802.5	82.00	15.00	0.00	66	10.0	8.0	Y
R12-2	92	1	1,973.6	1,927.7	82.00	15.00	0.00	66	10.0	8.0	Y
R13-2	93	1	1,945.8	1,888.9	82.00	15.00	0.00	66	10.0	8.0	Y
R14-2	94	1	1,955.0	1,881.0	82.00	15.00	0.00	66	10.0	8.0	Y
R15-2	95	1	2,012.3	1,877.4	82.00	15.00	0.00	66	10.0	8.0	Y
R16-2	96	1	2,020.1	1,870.4	82.00	15.00	0.00	66	10.0	8.0	Y
R17-2	97	1	2,027.4	1,863.3	82.00	15.00	0.00	66	10.0	8.0	Y
R18-2	98	1	2,034.8	1,857.2	82.00	15.00	0.00	66	10.0	8.0	Y
R19-2	99	1	2,041.4	1,850.8	82.00	15.00	0.00	66	10.0	8.0	Y
R20 - Exterior Use	100	1	2,033.6	1,815.5	82.00	5.00	0.00	66	10.0	8.0	Y

Dudek
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18 March 2022
TNM 2.5

INPUT: BARRIERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD PkHr

Barrier									Points										
Name	Type	Height		If Wall	If Berm			Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment				
		Min	Max	$ per	$ per	Top	Run:Rise	$ per			X	Y	Z	at	Seg Ht	Perturbs		On	Important
				Unit	Unit	Width		Unit						Point	Incre-	#Up	#Dn	Struct?	Reflec-
				Area	Vol.			Length							ment				tions?
		ft	ft	$/sq ft	$/cu yd	ft	ft:ft	$/ft			ft	ft	ft	ft	ft				
Barrier1	W	0.00	99.99	0.00				0.00	point1	1	1,568.6	1,625.3	82.00	0.00	0.00	0	0		
									point3	3	1,770.9	1,868.0	82.00	0.00	0.00	0	0		
									point4	4	1,868.2	2,002.5	82.00	0.00	0.00	0	0		
									point5	5	2,053.0	2,249.7	82.00	0.00	0.00	0	0		
									point6	6	2,190.7	2,425.7	82.00	0.00					
Barrier1-2-2-2-2	W	0.00	99.99	0.00				0.00	point24	24	1,960.5	1,878.2	82.00	20.00	0.00	0	0		
									point14	14	1,940.1	1,896.8	82.00	20.00	0.00	0	0		
									point15	15	1,957.2	1,917.0	82.00	20.00	0.00	0	0		
									point16	16	1,961.5	1,912.7	82.00	20.00	0.00	0	0		
									point27	27	1,981.6	1,935.3	82.00	20.00	0.00	0	0		
									point2	2	2,008.5	1,912.3	82.00	20.00					
Barrier7	W	0.00	99.99	0.00				0.00	point25	25	1,535.8	1,995.5	82.00	15.00	0.00	0	0		
									point26	26	1,531.8	2,544.7	82.00	15.00					
Barrier8	W	0.00	99.99	0.00				0.00	point28	28	2,009.3	1,885.7	82.00	20.00	0.00	0	0		
									point29	29	2,021.9	1,900.7	82.00	20.00	0.00	0	0		
									point30	30	2,077.8	1,855.0	82.00	20.00					
Barrier9	W	0.00	99.99	0.00				0.00	point18	31	1,968.1	1,776.4	82.00	20.00	0.00	0	0		
									point8	32	1,879.7	1,850.0	82.00	20.00	0.00	0	0		
									point9	33	1,896.7	1,866.5	82.00	20.00	0.00	0	0		
									point10	34	1,907.5	1,856.1	82.00	20.00	0.00	0	0		
									point11	35	1,911.0	1,859.1	82.00	20.00	0.00	0	0		
									point12	36	1,983.5	1,799.4	82.00	20.00					

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18 March 2022
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD PkHr
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
R1	1	1	0.0	69.1	66	69.1	10	Snd Lvl	69.1	0.0	8	-8.0
R2	2	1	0.0	68.4	66	68.4	10	Snd Lvl	68.4	0.0	8	-8.0
R3	10	1	0.0	66.8	66	66.8	10	Snd Lvl	66.8	0.0	8	-8.0
R4	11	1	0.0	65.4	66	65.4	10	----	65.4	0.0	8	-8.0
R5	13	1	0.0	64.1	66	64.1	10	----	64.1	0.0	8	-8.0
R6	14	1	0.0	62.8	66	62.8	10	----	62.8	0.0	8	-8.0
R7	21	1	0.0	61.7	66	61.7	10	----	61.7	0.0	8	-8.0
R8	22	1	0.0	60.7	66	60.7	10	----	60.7	0.0	8	-8.0
R9	24	1	0.0	60.0	66	60.0	10	----	60.0	0.0	8	-8.0
R10	25	1	0.0	59.4	66	59.4	10	----	59.4	0.0	8	-8.0
R11	27	1	0.0	58.7	66	58.7	10	----	58.7	0.0	8	-8.0
R12	36	1	0.0	69.8	66	69.8	10	Snd Lvl	69.8	0.0	8	-8.0
R13	39	1	0.0	67.1	66	67.1	10	Snd Lvl	67.1	0.0	8	-8.0
R14	40	1	0.0	65.2	66	65.2	10	----	65.2	0.0	8	-8.0
R15	43	1	0.0	55.5	66	55.5	10	----	55.5	0.0	8	-8.0
R16	45	1	0.0	56.2	66	56.2	10	----	56.2	0.0	8	-8.0
R17	46	1	0.0	56.5	66	56.5	10	----	56.5	0.0	8	-8.0
R18	47	1	0.0	56.5	66	56.5	10	----	56.5	0.0	8	-8.0
R19	78	1	0.0	56.3	66	56.3	10	----	56.3	0.0	8	-8.0
R1-2	80	1	0.0	69.8	66	69.8	10	Snd Lvl	69.8	0.0	8	-8.0
R2-2	82	1	0.0	69.1	66	69.1	10	Snd Lvl	69.1	0.0	8	-8.0
R3-2	83	1	0.0	67.7	66	67.7	10	Snd Lvl	67.7	0.0	8	-8.0
R4-2	84	1	0.0	66.7	66	66.7	10	Snd Lvl	66.7	0.0	8	-8.0
R5-2	85	1	0.0	65.6	66	65.6	10	----	65.6	0.0	8	-8.0

R6-2	86	1	0.0	64.5	66	64.5	10	----	64.5	0.0	8	-8.0
R7-2	87	1	0.0	63.5	66	63.5	10	----	63.5	0.0	8	-8.0
R8-2	88	1	0.0	62.7	66	62.7	10	----	62.7	0.0	8	-8.0
R9-2	89	1	0.0	62.2	66	62.2	10	----	62.2	0.0	8	-8.0
R10-2	90	1	0.0	61.7	66	61.7	10	----	61.7	0.0	8	-8.0
R11-2	91	1	0.0	61.1	66	61.1	10	----	61.1	0.0	8	-8.0
R12-2	92	1	0.0	70.6	66	70.6	10	Snd Lvl	70.6	0.0	8	-8.0
R13-2	93	1	0.0	68.1	66	68.1	10	Snd Lvl	68.1	0.0	8	-8.0
R14-2	94	1	0.0	66.5	66	66.5	10	Snd Lvl	66.5	0.0	8	-8.0
R15-2	95	1	0.0	57.3	66	57.3	10	----	57.3	0.0	8	-8.0
R16-2	96	1	0.0	57.9	66	57.9	10	----	57.9	0.0	8	-8.0
R17-2	97	1	0.0	58.2	66	58.2	10	----	58.2	0.0	8	-8.0
R18-2	98	1	0.0	58.1	66	58.1	10	----	58.1	0.0	8	-8.0
R19-2	99	1	0.0	58.0	66	58.0	10	----	58.0	0.0	8	-8.0
R20 - Exterior Use	100	1	0.0	57.1	66	57.1	10	----	57.1	0.0	8	-8.0

Dwelling Units	**# DUs**	**Noise Reduction**		
		Min	**Avg**	**Max**
		dB	**dB**	**dB**
All Selected	39	0.0	0.0	0.0
All Impacted	12	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek					**18 March 2022**							
M Greene					**TNM 2.5**							
INPUT: ROADWAYS							**Average pavement type shall be used unless**					
PROJECT/CONTRACT:	**13230_21**						**a State highway agency substantiates the use**					
RUN:	**Motel 6 Cnvrsn_Rehab Prj_HUD OffPk**						**of a different type with the approval of FHWA**					
Roadway		**Points**										
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**		
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**	
	ft			ft	ft	ft		mph	%			
Newport Blvd NB S. of SR55 OnRamp	55.0	point1	1	1,496.0	1,461.7	82.00				Average		
		point3	3	1,744.4	1,752.2	82.00						
Newport Blvd SB	33.0	point30	30	2,126.1	2,636.9	82.00				Average		
		point13	13	1,746.8	2,136.2	82.00				Average		
		point14	14	1,515.4	1,874.4	82.00						
SR55 SB	56.0	point32	32	2,224.0	2,634.7	56.00				Average		
		point26	26	2,088.4	2,466.3	56.00				Average		
		point27	27	1,868.7	2,179.8	56.00				Average		
		point28	28	1,757.1	2,039.9	56.00				Average		
		point2	2	1,541.7	1,775.3	56.00						
SR55 OnRamp	24.0	point34	34	1,731.7	1,773.9	82.00				Average		
		point18	18	2,037.5	2,183.0	82.00				Average		
		point19	19	2,133.9	2,318.0	82.00				Average		
		point20	20	2,352.0	2,598.7	82.00						
Newport Blvd SB 2	33.0	point36	36	1,482.3	1,841.4	82.00				Average		
		point16	16	1,241.2	1,567.2	82.00						
SR55 NB	56.0	point38	38	1,548.4	1,691.2	56.00				Average		
		point22	22	1,807.4	2,010.8	56.00				Average		
		point23	23	2,146.3	2,437.9	56.00				Average		
		point24	24	2,303.8	2,625.9	56.00						
Fairview Rd	40.0	point40	40	1,463.0	1,466.7	82.00				Average		
		point8	8	1,491.9	1,571.3	82.00				Average		
		point9	9	1,503.0	1,775.2	82.00				Average		
		point10	10	1,489.2	2,090.7	82.00				Average		
		point11	11	1,484.5	2,604.5	82.00						

Newport Blvd NB N of SR55 OnRamp	33.0	point41	41	1,744.4	1,752.2	82.00				Average	
		point4	4	1,916.2	1,952.7	82.00				Average	
		point5	5	2,189.0	2,266.8	82.00				Average	
		point6	6	2,451.0	2,572.0	82.00					

Dudek **18 March 2022**
M Greene **TNM 2.5**

INPUT: TRAFFIC FOR LAeq1h Volumes
PROJECT/CONTRACT: **13230_21**
RUN: **Motel 6 Cnvrsn_Rehab Prj_HUD OffPk**

Roadway	Points		Segment									
Name	Name	No.	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Newport Blvd NB S. of SR55 OnRamp	point1	1	1398	40	29	40	14	35	0	0	0	0
	point3	3										
Newport Blvd SB	point30	30	736	40	15	40	8	35	0	0	0	0
	point13	13	736	40	15	40	8	35	0	0	0	0
	point14	14										
SR55 SB	point32	32	4659	65	116	65	53	60	0	0	0	0
	point26	26	4659	65	116	65	53	60	0	0	0	0
	point27	27	4659	65	116	65	53	60	0	0	0	0
	point28	28	4659	65	116	65	53	60	0	0	0	0
	point2	2										
SR55 OnRamp	point34	34	862	55	18	55	9	50	0	0	0	0
	point18	18	862	55	18	55	9	50	0	0	0	0
	point19	19	862	55	18	55	9	50	0	0	0	0
	point20	20										
Newport Blvd SB 2	point36	36	736	40	15	40	8	35	0	0	0	0
	point16	16										
SR55 NB	point38	38	4659	65	116	65	53	60	0	0	0	0
	point22	22	4659	65	116	65	53	60	0	0	0	0
	point23	23	4659	65	116	65	53	60	0	0	0	0
	point24	24										
Fairview Rd	point40	40	1739	40	36	40	18	35	0	0	0	0
	point8	8	1739	40	36	40	18	35	0	0	0	0
	point9	9	1739	40	36	40	18	35	0	0	0	0

	point10	10	1739	40	36	40	18	35	0	0	0	0
Newport Blvd NB N of SR55 OnRamp	point11 point41	11 41	535	40	11	40	6	35	0	0	0	0
	point4	4	535	40	11	40	6	35	0	0	0	0
	point5	5	535	40	11	40	6	35	0	0	0	0
	point6	6										

Dudek
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18 March 2022
TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD OffPk

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria: Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
R1	1	1	1,904.0	1,863.5	82.00	5.00	0.00	66	10.0	8.0	Y
R2	2	1	1,913.3	1,859.6	82.00	5.00	0.00	66	10.0	8.0	Y
R3	10	1	1,920.3	1,852.6	82.00	5.00	0.00	66	10.0	8.0	Y
R4	11	1	1,928.4	1,846.6	82.00	5.00	0.00	66	10.0	8.0	Y
R5	13	1	1,936.4	1,840.6	82.00	5.00	0.00	66	10.0	8.0	Y
R6	14	1	1,944.3	1,834.2	82.00	5.00	0.00	66	10.0	8.0	Y
R7	21	1	1,951.8	1,827.1	82.00	5.00	0.00	66	10.0	8.0	Y
R8	22	1	1,959.5	1,821.0	82.00	5.00	0.00	66	10.0	8.0	Y
R9	24	1	1,966.8	1,815.0	82.00	5.00	0.00	66	10.0	8.0	Y
R10	25	1	1,974.7	1,808.3	82.00	5.00	0.00	66	10.0	8.0	Y
R11	27	1	1,981.7	1,802.5	82.00	5.00	0.00	66	10.0	8.0	Y
R12	28	1	1,973.6	1,927.7	82.00	5.00	0.00	66	10.0	8.0	Y
R13	29	1	1,945.8	1,888.9	82.00	5.00	0.00	66	10.0	8.0	Y
R14	30	1	1,955.0	1,881.0	82.00	5.00	0.00	66	10.0	8.0	Y
R15	31	1	2,012.3	1,877.4	82.00	5.00	0.00	66	10.0	8.0	Y
R16	32	1	2,020.1	1,870.4	82.00	5.00	0.00	66	10.0	8.0	Y
R17	33	1	2,027.4	1,863.3	82.00	5.00	0.00	66	10.0	8.0	Y
R18	35	1	2,034.8	1,857.2	82.00	5.00	0.00	66	10.0	8.0	Y
R19	36	1	2,041.4	1,850.8	82.00	5.00	0.00	66	10.0	8.0	Y
R1-2	39	1	1,904.0	1,863.5	82.00	15.00	0.00	66	10.0	8.0	Y
R2-2	40	1	1,913.3	1,859.6	82.00	15.00	0.00	66	10.0	8.0	Y
R3-2	41	1	1,920.3	1,852.6	82.00	15.00	0.00	66	10.0	8.0	Y

R4-2	43	1	1,928.4	1,846.6	82.00	15.00	0.00	66	10.0	8.0	Y
R5-2	45	1	1,936.4	1,840.6	82.00	15.00	0.00	66	10.0	8.0	Y
R6-2	46	1	1,944.3	1,834.2	82.00	15.00	0.00	66	10.0	8.0	Y
R7-2	47	1	1,951.8	1,827.1	82.00	15.00	0.00	66	10.0	8.0	Y
R8-2	48	1	1,959.5	1,821.0	82.00	15.00	0.00	66	10.0	8.0	Y
R9-2	49	1	1,966.8	1,815.0	82.00	15.00	0.00	66	10.0	8.0	Y
R10-2	50	1	1,974.7	1,808.3	82.00	15.00	0.00	66	10.0	8.0	Y
R11-2	51	1	1,981.7	1,802.5	82.00	15.00	0.00	66	10.0	8.0	Y
R12-2	52	1	1,973.6	1,927.7	82.00	15.00	0.00	66	10.0	8.0	Y
R13-2	53	1	1,945.8	1,888.9	82.00	15.00	0.00	66	10.0	8.0	Y
R14-2	54	1	1,955.0	1,881.0	82.00	15.00	0.00	66	10.0	8.0	Y
R15-2	55	1	2,012.3	1,877.4	82.00	15.00	0.00	66	10.0	8.0	Y
R16-2	56	1	2,020.1	1,870.4	82.00	15.00	0.00	66	10.0	8.0	Y
R17-2	57	1	2,027.4	1,863.3	82.00	15.00	0.00	66	10.0	8.0	Y
R18-2	58	1	2,034.8	1,857.2	82.00	15.00	0.00	66	10.0	8.0	Y
R19-2	59	1	2,041.4	1,850.8	82.00	15.00	0.00	66	10.0	8.0	Y
R20 - Exterior Use	60	1	2,033.6	1,815.5	82.00	5.00	0.00	66	10.0	8.0	Y

Dudek
M Greene

18 March 2022
TNM 2.5

INPUT: BARRIERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD OffPk

Barrier									Points										
Name	Type	Height		If Wall	If Berm			Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment				
		Min	Max	$ per	$ per	Top	Run:Rise	$ per			X	Y	Z	at	Seg Ht	Perturbs		On	Important
				Unit	Unit	Width		Unit						Point	Incre-	#Up	#Dn	Struct?	Reflec-
				Area	Vol.			Length							ment				tions?
		ft	ft	$/sq ft	$/cu yd	ft	ft:ft	$/ft			ft	ft	ft	ft	ft				
Barrier1	W	0.00	99.99	0.00				0.00	point1	1	1,568.6	1,625.3	82.00	0.00	0.00	0	0		
									point3	3	1,770.9	1,868.0	82.00	0.00	0.00	0	0		
									point4	4	1,868.2	2,002.5	82.00	0.00	0.00	0	0		
									point5	5	2,053.0	2,249.7	82.00	0.00	0.00	0	0		
									point6	6	2,190.7	2,425.7	82.00	0.00					
Barrier1-2-2-2-2	W	0.00	99.99	0.00				0.00	point24	24	1,960.5	1,878.2	82.00	20.00	0.00	0	0		
									point14	14	1,940.1	1,896.8	82.00	20.00	0.00	0	0		
									point15	15	1,957.2	1,917.0	82.00	20.00	0.00	0	0		
									point16	16	1,961.5	1,912.7	82.00	20.00	0.00	0	0		
									point27	27	1,981.6	1,935.3	82.00	20.00	0.00	0	0		
									point2	2	2,008.5	1,912.3	82.00	20.00					
Barrier7	W	0.00	99.99	0.00				0.00	point25	25	1,535.8	1,995.5	82.00	15.00	0.00	0	0		
									point26	26	1,531.8	2,544.7	82.00	15.00					
Barrier8	W	0.00	99.99	0.00				0.00	point28	28	2,009.3	1,885.7	82.00	20.00	0.00	0	0		
									point29	29	2,021.9	1,900.7	82.00	20.00	0.00	0	0		
									point30	30	2,077.8	1,855.0	82.00	20.00					
Barrier9	W	0.00	99.99	0.00				0.00	point18	31	1,968.1	1,776.4	82.00	20.00	0.00	0	0		
									point8	32	1,879.7	1,850.0	82.00	20.00	0.00	0	0		
									point9	33	1,896.7	1,866.5	82.00	20.00	0.00	0	0		
									point10	34	1,907.5	1,856.1	82.00	20.00	0.00	0	0		
									point11	35	1,911.0	1,859.1	82.00	20.00	0.00	0	0		
									point12	36	1,964.8	1,814.8	82.00	20.00					

Dudek
M Greene

18 March 2022
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD OffPk
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
R1	1	1	0.0	66.9	66	66.9	10	Snd Lvl	66.9	0.0	8	-8.0
R2	2	1	0.0	66.2	66	66.2	10	Snd Lvl	66.2	0.0	8	-8.0
R3	10	1	0.0	64.6	66	64.6	10	----	64.6	0.0	8	-8.0
R4	11	1	0.0	63.2	66	63.2	10	----	63.2	0.0	8	-8.0
R5	13	1	0.0	61.9	66	61.9	10	----	61.9	0.0	8	-8.0
R6	14	1	0.0	60.6	66	60.6	10	----	60.6	0.0	8	-8.0
R7	21	1	0.0	59.5	66	59.5	10	----	59.5	0.0	8	-8.0
R8	22	1	0.0	58.5	66	58.5	10	----	58.5	0.0	8	-8.0
R9	24	1	0.0	57.9	66	57.9	10	----	57.9	0.0	8	-8.0
R10	25	1	0.0	57.5	66	57.5	10	----	57.5	0.0	8	-8.0
R11	27	1	0.0	56.8	66	56.8	10	----	56.8	0.0	8	-8.0
R12	28	1	0.0	67.6	66	67.6	10	Snd Lvl	67.6	0.0	8	-8.0
R13	29	1	0.0	64.9	66	64.9	10	----	64.9	0.0	8	-8.0
R14	30	1	0.0	63.0	66	63.0	10	----	63.0	0.0	8	-8.0
R15	31	1	0.0	53.2	66	53.2	10	----	53.2	0.0	8	-8.0
R16	32	1	0.0	54.0	66	54.0	10	----	54.0	0.0	8	-8.0
R17	33	1	0.0	54.3	66	54.3	10	----	54.3	0.0	8	-8.0
R18	35	1	0.0	54.3	66	54.3	10	----	54.3	0.0	8	-8.0
R19	36	1	0.0	54.1	66	54.1	10	----	54.1	0.0	8	-8.0
R1-2	39	1	0.0	67.6	66	67.6	10	Snd Lvl	67.6	0.0	8	-8.0
R2-2	40	1	0.0	66.8	66	66.8	10	Snd Lvl	66.8	0.0	8	-8.0
R3-2	41	1	0.0	65.5	66	65.5	10	----	65.5	0.0	8	-8.0
R4-2	43	1	0.0	64.4	66	64.4	10	----	64.4	0.0	8	-8.0
R5-2	45	1	0.0	63.4	66	63.4	10	----	63.4	0.0	8	-8.0

R6-2	46	1	0.0	62.3	66	62.3	10	----	62.3	0.0	8	-8.0
R7-2	47	1	0.0	61.3	66	61.3	10	----	61.3	0.0	8	-8.0
R8-2	48	1	0.0	60.5	66	60.5	10	----	60.5	0.0	8	-8.0
R9-2	49	1	0.0	60.0	66	60.0	10	----	60.0	0.0	8	-8.0
R10-2	50	1	0.0	59.7	66	59.7	10	----	59.7	0.0	8	-8.0
R11-2	51	1	0.0	59.1	66	59.1	10	----	59.1	0.0	8	-8.0
R12-2	52	1	0.0	68.4	66	68.4	10	Snd Lvl	68.4	0.0	8	-8.0
R13-2	53	1	0.0	65.9	66	65.9	10	----	65.9	0.0	8	-8.0
R14-2	54	1	0.0	64.3	66	64.3	10	----	64.3	0.0	8	-8.0
R15-2	55	1	0.0	55.0	66	55.0	10	----	55.0	0.0	8	-8.0
R16-2	56	1	0.0	55.7	66	55.7	10	----	55.7	0.0	8	-8.0
R17-2	57	1	0.0	56.0	66	56.0	10	----	56.0	0.0	8	-8.0
R18-2	58	1	0.0	55.9	66	55.9	10	----	55.9	0.0	8	-8.0
R19-2	59	1	0.0	55.9	66	55.9	10	----	55.9	0.0	8	-8.0
R20 - Exterior Use	60	1	0.0	55.0	66	55.0	10	----	55.0	0.0	8	-8.0

Dwelling Units	**# DUs**	**Noise Reduction**		
		Min	**Avg**	**Max**
		dB	**dB**	**dB**
All Selected	39	0.0	0.0	0.0
All Impacted	6	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Dudek					**18 March 2022**							
M Greene					**TNM 2.5**							
INPUT: ROADWAYS							**Average pavement type shall be used unless**					
PROJECT/CONTRACT:	**13230_21**						**a State highway agency substantiates the use**					
RUN:	**Motel 6 Cnvrsn_Rehab Prj_HUD Night**						**of a different type with the approval of FHWA**					
Roadway		**Points**										
Name	**Width**	**Name**	**No.**	**Coordinates (pavement)**			**Flow Control**			**Segment**		
				X	**Y**	**Z**	**Control Device**	**Speed Constraint**	**Percent Vehicles Affected**	**Pvmt Type**	**On Struct?**	
	ft			ft	ft	ft		mph	%			
Newport Blvd NB S. of SR55 OnRamp	55.0	point1	1	1,496.0	1,461.7	82.00				Average		
		point3	3	1,744.4	1,752.2	82.00						
Newport Blvd SB	33.0	point30	30	2,126.1	2,636.9	82.00				Average		
		point13	13	1,746.8	2,136.2	82.00				Average		
		point14	14	1,515.4	1,874.4	82.00						
SR55 SB	56.0	point32	32	2,224.0	2,634.7	56.00				Average		
		point26	26	2,088.4	2,466.3	56.00				Average		
		point27	27	1,868.7	2,179.8	56.00				Average		
		point28	28	1,757.1	2,039.9	56.00				Average		
		point2	2	1,541.7	1,775.3	56.00						
SR55 OnRamp	24.0	point34	34	1,731.7	1,773.9	82.00				Average		
		point18	18	2,037.5	2,183.0	82.00				Average		
		point19	19	2,133.9	2,318.0	82.00				Average		
		point20	20	2,352.0	2,598.7	82.00						
Newport Blvd SB 2	33.0	point36	36	1,482.3	1,841.4	82.00				Average		
		point16	16	1,241.2	1,567.2	82.00						
SR55 NB	56.0	point38	38	1,548.4	1,691.2	56.00				Average		
		point22	22	1,807.4	2,010.8	56.00				Average		
		point23	23	2,146.3	2,437.9	56.00				Average		
		point24	24	2,303.8	2,625.9	56.00						
Fairview Rd	40.0	point40	40	1,463.0	1,466.7	82.00				Average		
		point8	8	1,491.9	1,571.3	82.00				Average		
		point9	9	1,503.0	1,775.2	82.00				Average		
		point10	10	1,489.2	2,090.7	82.00				Average		
		point11	11	1,484.5	2,604.5	82.00						

Newport Blvd NB N of SR55 OnRamp	33.0	point41	41	1,744.4	1,752.2	82.00				Average	
		point4	4	1,916.2	1,952.7	82.00				Average	
		point5	5	2,189.0	2,266.8	82.00				Average	
		point6	6	2,451.0	2,572.0	82.00					

Dudek **18 March 2022**
M Greene **TNM 2.5**

INPUT: TRAFFIC FOR LAeq1h Volumes
PROJECT/CONTRACT: **13230_21**
RUN: **Motel 6 Cnvrsn_Rehab Prj_HUD Night**

Roadway	Points		Segment									
Name	Name	No.	Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Newport Blvd NB S. of SR55 OnRamp	point1	1	388	40	8	40	4	35	0	0	0	0
	point3	3										
Newport Blvd SB	point30	30	204	40	4	40	2	35	0	0	0	0
	point13	13	204	40	4	40	2	35	0	0	0	0
	point14	14										
SR55 SB	point32	32	1294	65	32	65	15	60	0	0	0	0
	point26	26	1294	65	32	65	15	60	0	0	0	0
	point27	27	1294	65	32	65	15	60	0	0	0	0
	point28	28	1294	65	32	65	15	60	0	0	0	0
	point2	2										
SR55 OnRamp	point34	34	240	55	5	55	2	50	0	0	0	0
	point18	18	240	55	5	55	2	50	0	0	0	0
	point19	19	240	55	5	55	2	50	0	0	0	0
	point20	20										
Newport Blvd SB 2	point36	36	204	40	4	40	2	35	0	0	0	0
	point16	16										
SR55 NB	point38	38	1294	65	32	65	15	60	0	0	0	0
	point22	22	1294	65	32	65	15	60	0	0	0	0
	point23	23	1294	65	32	65	15	60	0	0	0	0
	point24	24										
Fairview Rd	point40	40	483	40	10	40	5	35	0	0	0	0
	point8	8	483	40	10	40	5	35	0	0	0	0
	point9	9	483	40	10	40	5	35	0	0	0	0

	point10	10	483	40	10	40	5	35	0	0	0	0
Newport Blvd NB N of SR55 OnRamp	point11 point41	11 41	149	40	3	40	2	35	0	0	0	0
	point4	4	149	40	3	40	2	35	0	0	0	0
	point5	5	149	40	3	40	2	35	0	0	0	0
	point6	6										

Dudek 18 March 2022
M Greene TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD Night

Receiver

Name	No.	#DUs	Coordinates (ground)			Height above Ground	Input Sound Levels and Criteria				Active in Calc.
			X	Y	Z		Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	
			ft	ft	ft	ft	dBA	dBA	dB	dB	
R1	1	1	1,904.0	1,863.5	82.00	5.00	0.00	66	10.0	8.0	Y
R2	2	1	1,913.3	1,859.6	82.00	5.00	0.00	66	10.0	8.0	Y
R3	10	1	1,920.3	1,852.6	82.00	5.00	0.00	66	10.0	8.0	Y
R4	11	1	1,928.4	1,846.6	82.00	5.00	0.00	66	10.0	8.0	Y
R5	13	1	1,936.4	1,840.6	82.00	5.00	0.00	66	10.0	8.0	Y
R6	14	1	1,944.3	1,834.2	82.00	5.00	0.00	66	10.0	8.0	Y
R7	21	1	1,951.8	1,827.1	82.00	5.00	0.00	66	10.0	8.0	Y
R8	22	1	1,959.5	1,821.0	82.00	5.00	0.00	66	10.0	8.0	Y
R9	24	1	1,966.8	1,815.0	82.00	5.00	0.00	66	10.0	8.0	Y
R10	25	1	1,974.7	1,808.3	82.00	5.00	0.00	66	10.0	8.0	Y
R11	27	1	1,981.7	1,802.5	82.00	5.00	0.00	66	10.0	8.0	Y
R12	28	1	1,973.6	1,927.7	82.00	5.00	0.00	66	10.0	8.0	Y
R13	29	1	1,945.8	1,888.9	82.00	5.00	0.00	66	10.0	8.0	Y
R14	30	1	1,955.0	1,881.0	82.00	5.00	0.00	66	10.0	8.0	Y
R15	31	1	2,012.3	1,877.4	82.00	5.00	0.00	66	10.0	8.0	Y
R16	32	1	2,020.1	1,870.4	82.00	5.00	0.00	66	10.0	8.0	Y
R17	33	1	2,027.4	1,863.3	82.00	5.00	0.00	66	10.0	8.0	Y
R18	35	1	2,034.8	1,857.2	82.00	5.00	0.00	66	10.0	8.0	Y
R19	36	1	2,041.4	1,850.8	82.00	5.00	0.00	66	10.0	8.0	Y
R1-2	39	1	1,904.0	1,863.5	82.00	15.00	0.00	66	10.0	8.0	Y
R2-2	40	1	1,913.3	1,859.6	82.00	15.00	0.00	66	10.0	8.0	Y
R3-2	41	1	1,920.3	1,852.6	82.00	15.00	0.00	66	10.0	8.0	Y

R4-2	43	1	1,928.4	1,846.6	82.00	15.00	0.00	66	10.0	8.0	Y
R5-2	45	1	1,936.4	1,840.6	82.00	15.00	0.00	66	10.0	8.0	Y
R6-2	46	1	1,944.3	1,834.2	82.00	15.00	0.00	66	10.0	8.0	Y
R7-2	47	1	1,951.8	1,827.1	82.00	15.00	0.00	66	10.0	8.0	Y
R8-2	48	1	1,959.5	1,821.0	82.00	15.00	0.00	66	10.0	8.0	Y
R9-2	49	1	1,966.8	1,815.0	82.00	15.00	0.00	66	10.0	8.0	Y
R10-2	50	1	1,974.7	1,808.3	82.00	15.00	0.00	66	10.0	8.0	Y
R11-2	51	1	1,981.7	1,802.5	82.00	15.00	0.00	66	10.0	8.0	Y
R12-2	52	1	1,973.6	1,927.7	82.00	15.00	0.00	66	10.0	8.0	Y
R13-2	53	1	1,945.8	1,888.9	82.00	15.00	0.00	66	10.0	8.0	Y
R14-2	54	1	1,955.0	1,881.0	82.00	15.00	0.00	66	10.0	8.0	Y
R15-2	55	1	2,012.3	1,877.4	82.00	15.00	0.00	66	10.0	8.0	Y
R16-2	56	1	2,020.1	1,870.4	82.00	15.00	0.00	66	10.0	8.0	Y
R17-2	57	1	2,027.4	1,863.3	82.00	15.00	0.00	66	10.0	8.0	Y
R18-2	58	1	2,034.8	1,857.2	82.00	15.00	0.00	66	10.0	8.0	Y
R19-2	59	1	2,041.4	1,850.8	82.00	15.00	0.00	66	10.0	8.0	Y
R20 - Exterior Use	60	1	2,033.6	1,815.5	82.00	5.00	0.00	66	10.0	8.0	Y

Dudek
M Greene

18 March 2022
TNM 2.5

INPUT: BARRIERS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD Night

Barrier									Points										
Name	Type	Height		If Wall	If Berm			Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment				
		Min	Max	$ per	$ per	Top	Run:Rise	$ per			X	Y	Z	at	Seg Ht	Perturbs		On	Important
				Unit	Unit	Width		Unit						Point	Incre-	#Up	#Dn	Struct?	Reflec-
				Area	Vol.			Length							ment				tions?
		ft	ft	$/sq ft	$/cu yd	ft	ft:ft	$/ft			ft	ft	ft	ft	ft				
Barrier1	W	0.00	99.99	0.00				0.00	point1	1	1,568.6	1,625.3	82.00	0.00	0.00	0	0		
									point3	3	1,770.9	1,868.0	82.00	0.00	0.00	0	0		
									point4	4	1,868.2	2,002.5	82.00	0.00	0.00	0	0		
									point5	5	2,053.0	2,249.7	82.00	0.00	0.00	0	0		
									point6	6	2,190.7	2,425.7	82.00	0.00					
Barrier1-2-2-2-2	W	0.00	99.99	0.00				0.00	point24	24	1,960.5	1,878.2	82.00	20.00	0.00	0	0		
									point14	14	1,940.1	1,896.8	82.00	20.00	0.00	0	0		
									point15	15	1,957.2	1,917.0	82.00	20.00	0.00	0	0		
									point16	16	1,961.5	1,912.7	82.00	20.00	0.00	0	0		
									point27	27	1,981.6	1,935.3	82.00	20.00	0.00	0	0		
									point2	2	2,008.5	1,912.3	82.00	20.00					
Barrier7	W	0.00	99.99	0.00				0.00	point25	25	1,535.8	1,995.5	82.00	15.00	0.00	0	0		
									point26	26	1,531.8	2,544.7	82.00	15.00					
Barrier8	W	0.00	99.99	0.00				0.00	point28	28	2,009.3	1,885.7	82.00	20.00	0.00	0	0		
									point29	29	2,021.9	1,900.7	82.00	20.00	0.00	0	0		
									point30	30	2,077.8	1,855.0	82.00	20.00					
Barrier9	W	0.00	99.99	0.00				0.00	point18	31	1,968.1	1,776.4	82.00	20.00	0.00	0	0		
									point8	32	1,879.7	1,850.0	82.00	20.00	0.00	0	0		
									point9	33	1,896.7	1,866.5	82.00	20.00	0.00	0	0		
									point10	34	1,907.5	1,856.1	82.00	20.00	0.00	0	0		
									point11	35	1,911.0	1,859.1	82.00	20.00	0.00	0	0		
									point12	36	1,964.8	1,814.8	82.00	20.00					

Dudek
M Greene

18 March 2022
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 13230_21
RUN: Motel 6 Cnvrsn_Rehab Prj_HUD Night
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
R1	1	1	0.0	61.3	66	61.3	10	----	61.3	0.0	8	-8.0
R2	2	1	0.0	60.7	66	60.7	10	----	60.7	0.0	8	-8.0
R3	10	1	0.0	59.0	66	59.0	10	----	59.0	0.0	8	-8.0
R4	11	1	0.0	57.6	66	57.6	10	----	57.6	0.0	8	-8.0
R5	13	1	0.0	56.3	66	56.3	10	----	56.3	0.0	8	-8.0
R6	14	1	0.0	55.1	66	55.1	10	----	55.1	0.0	8	-8.0
R7	21	1	0.0	53.9	66	53.9	10	----	53.9	0.0	8	-8.0
R8	22	1	0.0	52.9	66	52.9	10	----	52.9	0.0	8	-8.0
R9	24	1	0.0	52.3	66	52.3	10	----	52.3	0.0	8	-8.0
R10	25	1	0.0	51.9	66	51.9	10	----	51.9	0.0	8	-8.0
R11	27	1	0.0	51.3	66	51.3	10	----	51.3	0.0	8	-8.0
R12	28	1	0.0	62.0	66	62.0	10	----	62.0	0.0	8	-8.0
R13	29	1	0.0	59.3	66	59.3	10	----	59.3	0.0	8	-8.0
R14	30	1	0.0	57.4	66	57.4	10	----	57.4	0.0	8	-8.0
R15	31	1	0.0	47.7	66	47.7	10	----	47.7	0.0	8	-8.0
R16	32	1	0.0	48.5	66	48.5	10	----	48.5	0.0	8	-8.0
R17	33	1	0.0	48.8	66	48.8	10	----	48.8	0.0	8	-8.0
R18	35	1	0.0	48.7	66	48.7	10	----	48.7	0.0	8	-8.0
R19	36	1	0.0	48.5	66	48.5	10	----	48.5	0.0	8	-8.0
R1-2	39	1	0.0	62.0	66	62.0	10	----	62.0	0.0	8	-8.0
R2-2	40	1	0.0	61.3	66	61.3	10	----	61.3	0.0	8	-8.0
R3-2	41	1	0.0	60.0	66	60.0	10	----	60.0	0.0	8	-8.0
R4-2	43	1	0.0	58.9	66	58.9	10	----	58.9	0.0	8	-8.0
R5-2	45	1	0.0	57.8	66	57.8	10	----	57.8	0.0	8	-8.0

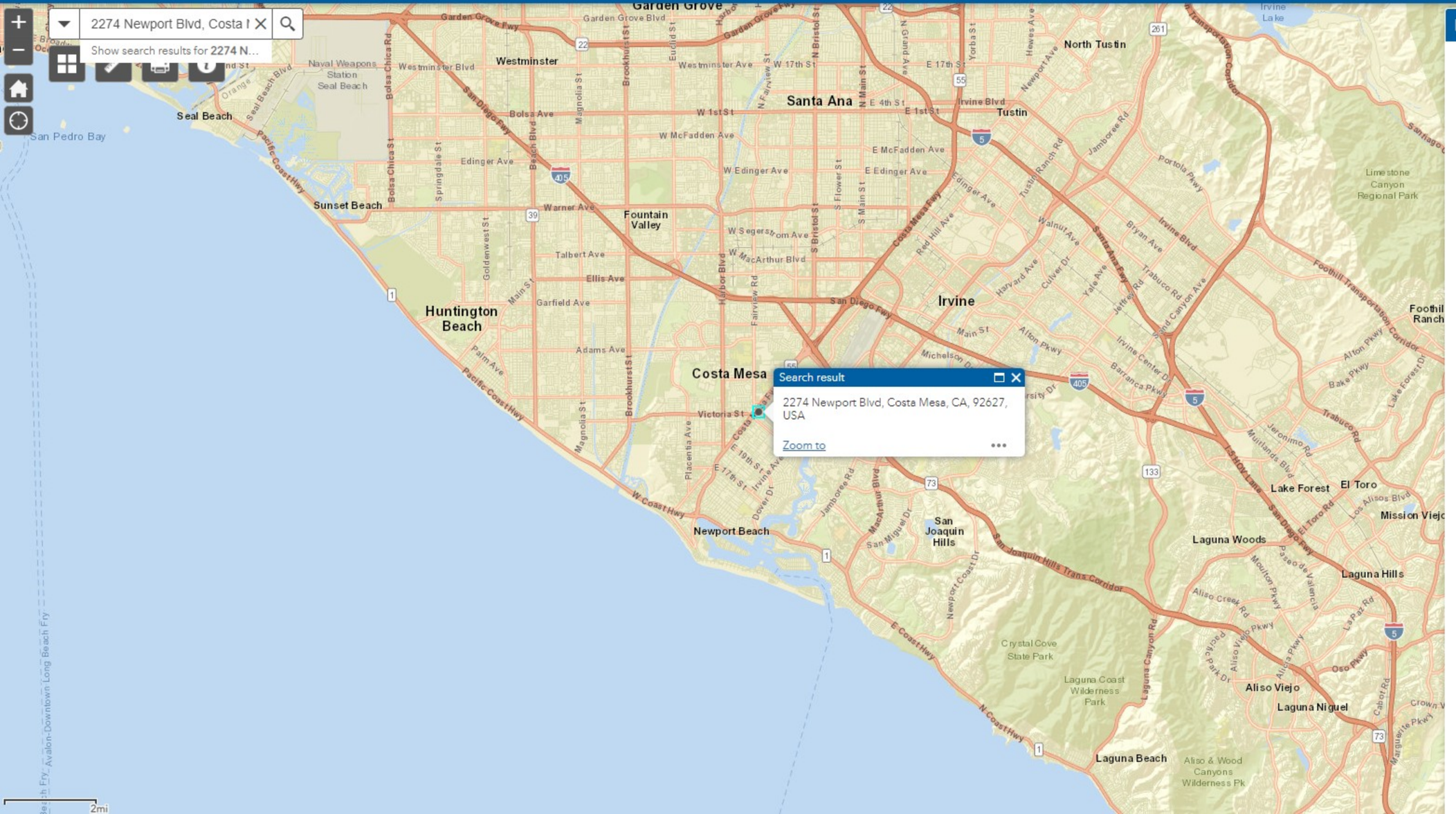
R6-2	46	1	0.0	56.8	66	56.8	10	----	56.8	0.0	8	-8.0
R7-2	47	1	0.0	55.8	66	55.8	10	----	55.8	0.0	8	-8.0
R8-2	48	1	0.0	54.9	66	54.9	10	----	54.9	0.0	8	-8.0
R9-2	49	1	0.0	54.5	66	54.5	10	----	54.5	0.0	8	-8.0
R10-2	50	1	0.0	54.1	66	54.1	10	----	54.1	0.0	8	-8.0
R11-2	51	1	0.0	53.6	66	53.6	10	----	53.6	0.0	8	-8.0
R12-2	52	1	0.0	62.8	66	62.8	10	----	62.8	0.0	8	-8.0
R13-2	53	1	0.0	60.3	66	60.3	10	----	60.3	0.0	8	-8.0
R14-2	54	1	0.0	58.7	66	58.7	10	----	58.7	0.0	8	-8.0
R15-2	55	1	0.0	49.5	66	49.5	10	----	49.5	0.0	8	-8.0
R16-2	56	1	0.0	50.1	66	50.1	10	----	50.1	0.0	8	-8.0
R17-2	57	1	0.0	50.4	66	50.4	10	----	50.4	0.0	8	-8.0
R18-2	58	1	0.0	50.4	66	50.4	10	----	50.4	0.0	8	-8.0
R19-2	59	1	0.0	50.3	66	50.3	10	----	50.3	0.0	8	-8.0
R20 - Exterior Use	60	1	0.0	49.4	66	49.4	10	----	49.4	0.0	8	-8.0

Dwelling Units	**# DUs**	**Noise Reduction**		
		Min	**Avg**	**Max**
		dB	**dB**	**dB**
All Selected	39	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Receiver - Location	Daytime Pk-Hr (L_{eq} dBA)	Daytime Typ (L_{eq} dBA)	Nighttime (L_{eq} dBA)	DNL (dBA)
R1	69.1	66.9	61.3	69.4
R2	68.4	66.2	60.7	68.7
R3	66.8	64.6	59	67.1
R4	65.4	63.2	57.6	65.7
R5	64.1	61.9	56.3	64.4
R6	62.8	60.6	55.1	63.1
R7	61.7	59.5	53.9	62.0
R8	60.7	58.5	52.9	61.0
R9	60	57.9	52.3	60.4
R10	59.4	57.5	51.9	59.9
R11	58.7	56.8	51.3	59.3
R12	69.8	67.6	62	70.1
R13	67.1	64.9	59.3	67.4
R14	65.2	63	57.4	65.5
R15	55.5	53.2	47.7	55.7
R16	56.2	54	48.5	56.5
R17	56.5	54.3	48.8	56.8
R18	56.5	54.3	48.7	56.8
R19	56.3	54.1	48.5	56.6
R1-2	69.8	67.6	62	70.1
R2-2	69.1	66.8	61.3	69.3
R3-2	67.7	65.5	60	68.0
R4-2	66.7	64.4	58.9	66.8
R5-2	65.6	63.4	57.8	65.9
R6-2	64.5	62.3	56.8	64.8
R7-2	63.5	61.3	55.8	63.8
R8-2	62.7	60.5	54.9	63.0
R9-2	62.2	60	54.5	62.5
R10-2	61.7	59.7	54.1	62.1
R11-2	61.1	59.1	53.6	61.6
R12-2	70.6	68.4	62.8	70.9
R13-2	68.1	65.9	60.3	68.4
R14-2	66.5	64.3	58.7	66.8
R15-2	57.3	55	49.5	57.5
R16-2	57.9	55.7	50.1	58.2
R17-2	58.2	56	50.4	58.5
R18-2	58.1	55.9	50.4	58.4
R19-2	58	55.9	50.3	58.4
R20 -Exterior Use Area	57.1	55	49.4	57.5

Attachment 13. Sole Source Aquifers Map

Sole Source Aquifers



Attachment 14. National Wetlands Inventory Map

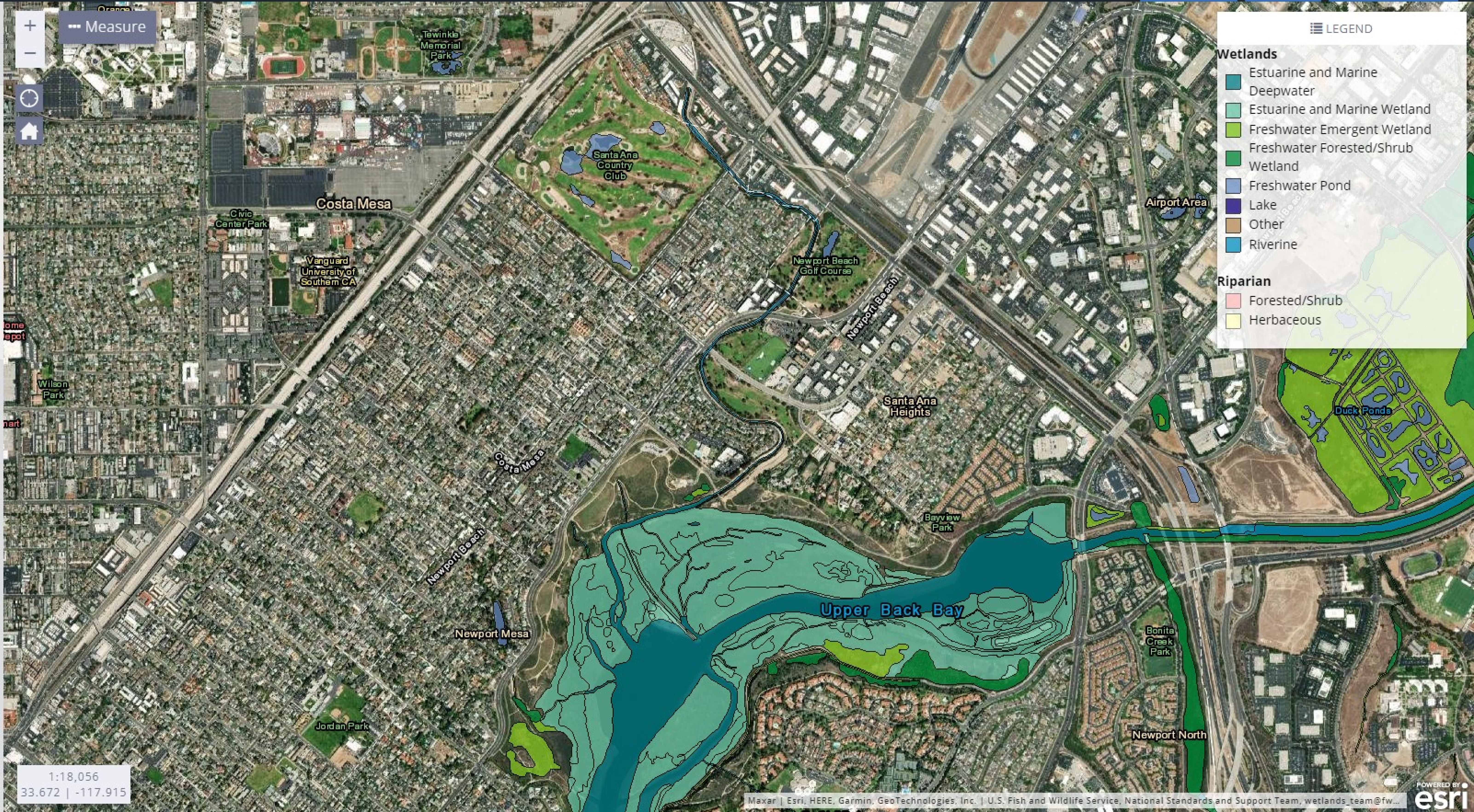
National Wetlands Inventory
surface waters and wetlands

ABOUT | GET DATA | PRINT | FIND LOCATION

BASEMAPS >

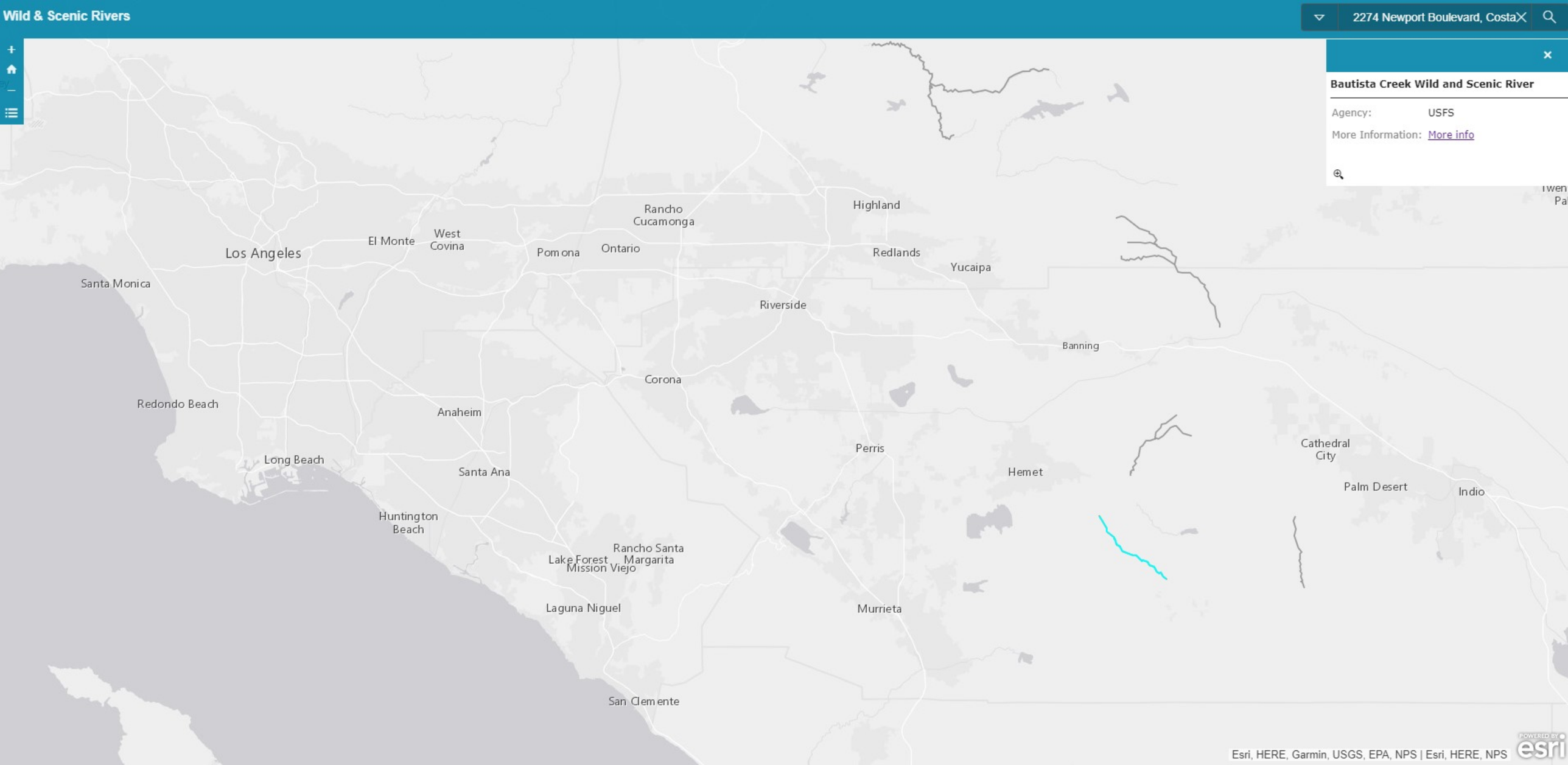
MAP LAYERS >

- ☑ Wetlands
- ☑ Riparian
- ☐ Riparian Mapping Areas
- ☑ Data Source
  - ○ Source Type
  - ○ Image Scale
  - ○ Image Year
- ☐ Areas of Interest
- ☐ FWS Managed Lands
- ☐ Historic Wetland Data



Measure
LEGEND
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Riparian
Forested/Shrub
Herbaceous
Costa Mesa
Tewinkle Memorial Park
Santa Ana Country Club
Civic Center Park
Vanguard University of Southern CA
Newport Beach Golf Course
Airport Area
Wilson Park
Santa Ana Heights
Duck Ponds
Bayview Park
Upper Back Bay
Newport Mesa
Bonita Creek Park
Jordan Park
Newport North
1:18,056
33.672 | -117.915
Maxar | Esri, HERE, Garmin, GeoTechnologies, Inc. | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fw...
esri

Attachment 15. Wild and Scenic Rivers Map


Wild & Scenic Rivers
2274 Newport Boulevard, Costa
Bautista Creek Wild and Scenic River
Agency: USFS
More Information: More info
Rancho Cucamonga
Highland
El Monte
West Covina
Los Angeles
Pomona
Ontario
Redlands
Yucaipa
Santa Monica
Riverside
Banning
Corona
Redondo Beach
Anaheim
Perris
Cathedral City
Long Beach
Santa Ana
Hemet
Palm Desert
Indio
Huntington Beach
Rancho Santa Margarita
Lake Forest
Mission Viejo
Laguna Niguel
Murrieta
San Clemente
Esri, HERE, Garmin, USGS, EPA, NPS | Esri, HERE, NPS

Attachment 16. City of Costa Mesa Conformity Determination

CITY OF COSTA MESA
P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

December 22, 2021

Bret Mathews
Development Associate
Community Development Partners
Via email: bret@communitydevpartners.com

RE: Local zoning compliance confirmation for potential Homekey project at Motel 6, 2274 Newport Blvd, Costa Mesa, CA 92627

To Whom It May Concern:

I am the Director of the City of Costa Mesa Economic and Development Services Department and hereby certify the following:

The subject property has a General Plan Land Use Designation of COMRES (Commercial Residential) and is zoned R2-HD (Multi-Family Residential - High Density) as established in the Newport Boulevard Specific Plan. The site is also located within the City's Residential Incentive Overlay district, which allows for residential uses at a higher density than would typically be allowed under the base zoning. The site is 50,743 square feet or 1.16 acres in size and is currently occupied by a Motel 6.

To convert existing motel rooms to efficiency units at the subject location, a zone change and/or conditional use permit would typically be required. However, the enacting legislation for the Homekey Program states that projects eligible under Homekey are deemed allowed "by right". Therefore, local zoning and entitlement processes that may typically apply to a motel conversion do not apply to Homekey projects under State law (Health and Safety Code Section 50675.1.3 Subdivision i).

Due to this legislation, no additional discretionary land use actions or hearings are required for the construction of the project. Please contact this office if you have any questions.

Respectfully,

Jennifer Le
Director of Economic and Development Services