



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Casa Paloma

Responsible Entity: OC Housing and Community Development

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Jaclyn Canzone, Staff Specialist, OC Housing and Community Development

Certifying Officer Name and Title: Julia Bidwell, Director, OC Housing and Community Development

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): AECOM
999 Town & Country Road
Orange, CA 92868

Direct Comments to: Jaclyn Canzone, jaclyn.canzone@occr.ocgov.com

Project Location: 15162-15182 Jackson Street, Midway City, CA 92655
Census Tract 060590997.02 / APN 107-180-11 & 107-180-23

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

The Casa Paloma Project (proposed project) consists of new construction of 71 affordable and supportive housing units with associated parking and landscaping on a 1.12-acre lot at 15162-15182 Jackson Street in Midway City, an unincorporated area of the County of Orange (County) (refer to Figure 1, Project Vicinity). These units would serve low- to extremely-low income households earning between 30 and 60 percent of the Area Median Income. A four-story, at-grade, wood-structure multi-family housing development would consist of 59 one-bedroom units, 10 two-bedroom units, and 2 two-bedroom manager units. Average unit sizes would be 596, 756, and 899 square feet, respectively. The 1.12-acre site would provide 30 parking stalls located immediately adjacent to the units at street-level along Van Buren Street. The proposed project would include Special Needs Housing Program requirements including, but not limited

to, security cameras, laundry facilities, cable and internet access, air conditioning, and microwave ovens. The preliminary plan includes indoor common areas including a leasing/manager area, a lobby, offices, a maintenance area, a kitchen, and an active, large multi-use area. The design of the proposed project would support community interaction and safety, and allow for a range of uses, including indoor/outdoor sitting areas and outside smoking areas situated away from other common areas. A private courtyard area with playground equipment and a plaza for passive activities would also be included. Access to all floors would be provided by an elevator.

The project site currently consists of an existing small pottery manufacturing operation. As part of the proposed project, the existing structures related to the small pottery manufacturing operation would be demolished and removed.

The project site is zoned as General Business (C2) with a Housing Opportunities Overlay (H) and is designated as Community Commercial by the County General Plan. The proposed project involves a Site Development Permit process.

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

The objective of the proposed project is to construct a new 71-unit affordable and supportive housing development for low- to extremely-low income households, including homeless individuals, and to provide much needed housing and services for the most vulnerable and at-risk individuals in the community.

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

The project site consists of an existing small pottery manufacturing operation. Facilities on site include an office, small warehouse, temporary storage buildings and racks, and two buildings of approximately 1,000 square feet. The project site is 90 percent paved (refer to Figure 2, Site Map). While the temporary facilities would be removed prior to the proposed project, the permanent structures would be demolished and removed as part of the proposed project.

The area around the project site is a mixed-use neighborhood with a combination of apartments, offices, retail suppliers, post office, and auto detail/repair facilities.

Funding Information

Grant Number	HUD Program	Funding Amount
	2016 PSH NOFA	\$950,000
	48 Project-Based Voucher	

Estimated Total HUD Funded Amount: \$950,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$36,137,822



● Project Site

Figure 1
Project Vicinity Map



 Project Site

Figure 2
Site Map

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 <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest airport to the project site includes John Wayne International Airport, located approximately 8 miles (43,308 feet) to the southeast. Los Alamitos Army Airfield is the nearest military airport located approximately 5 miles (25,676 feet) to the northwest. The proposed project is not located within 2,500 feet of a civilian airport or within 15,000 feet of a military airport. In addition, the project site is not located within the impact zones as identified in the <i>Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos</i> as prepared by the Orange County Airport Land Use Commission (ALUC) (ALUC 2017). Therefore, no adverse effects would result from the proposed project.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located approximately 5 miles inland from the Pacific Ocean and is not located within a Coastal Barrier Resource Area (USFWS 2019a). Therefore, no adverse effects would result from the proposed project.
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 <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA), the project site is located within Zone "X" (areas of 0.2 percent annual chance flood hazard, areas of 1 percent annual change flood with average depth less than one foot or with drainage areas of less than one square mile [i.e., 500-

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
		year flood zone]) as defined on the County General Plan (County of Orange 2013a), Figure III-1a (Flood Hazard Zones) of the Land Use Element and FEMA Map 06059C0251J (effective date: 12/03/2009). Flood Hazard Zone “X” is an area with the least likely potential for flooding (FEMA 2019). Therefore, no adverse effects would result from the proposed project.
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The proposed project involves demolition of existing structures containing asbestos and lead, site remediation, grading, foundations, and building construction, which would generate criteria pollutant emissions and greenhouse gas (GHG) emissions. In addition, operation of the proposed residential building would generate criteria pollutant and GHG emissions. Pursuant to guidelines set forth by HUD, since the proposed project is located in the South Coast Air Basin (Basin), which is a non- attainment area for ozone (O ₃) and particulate matter less than 2.5 microns in diameter (PM _{2.5}) and a maintenance area for particulate matter less than 10 microns in diameter (PM ₁₀) (USEPA 2019a), conformity with the State Implementation Plan (SIP) must be demonstrated. A project is shown to conform with the SIP if criteria pollutant emissions remain below the General Conformity <i>de minimis</i> levels. Furthermore, during construction, the property owner/developer and its contractors would be required to comply with South Coast Air Quality Management District (SCAQMD) rules and regulations, which would assist in reducing short-term air pollutant emissions. SCAQMD Rules 401 and 402, for example, prohibit visible emissions and require that air pollutant emissions not be a nuisance. Also,

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		<p>SCAQMD Rule 403, for example, requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 1403, for example, requires that identified asbestos-containing materials be removed by a licensed and certified asbestos abatement contractor. Additionally, the proposed project would be required to comply with Title 24 Energy Standards and County codes related to energy efficient building design and operation, which would reduce long-term criteria air pollutant and GHG emissions.</p> <p>The following mitigation measures would be required to demonstrate conformity with the SIP:</p> <p><u>Mitigation Measure – Air Quality</u> The applicant shall prepare an air quality analysis to demonstrate conformance with the SIP (specifically, demonstrate criteria pollutant emissions are below the General Conformity <i>de minimis</i> levels prior to project approval.</p> <p>[Note: The air quality analysis shall also need to be submitted to the County of Orange for review and approval.]</p> <p><u>Mitigation Measure – Asbestos</u> Prior to renovations or demolition, the identified asbestos-containing materials shall be removed by a licensed and certified asbestos abatement contractor pursuant to Rule 1403 of the South Coast Air Quality Management District and California Department of Occupational Safety and</p>

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
		<p>Health Asbestos Regulations.</p> <p>With implementation of the mitigation measures identified above in conjunction with compliance with the SCAQMD rules and regulations along with other local, state, and federal air quality and energy regulations, no adverse effects would result from the proposed project.</p>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The closest coastal zone (Seal Beach National Wildlife Refuge) is located approximately 3.30 miles west from the project site (Data Basin 2019). Thus, the project site is not located within a Coastal Zone, and therefore, does not involve the placement, erection or removal of materials within a Coastal Zone. Therefore, no adverse effects would result from the proposed project.</p>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The Phase I Environmental Site Assessment (ESA) (Pacific Environmental Company [PEC] 2019a) prepared for the proposed project concluded there is no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) in connection with the project site. In addition to the Phase I ESA, separate asbestos and lead-based paint (LBP) (PEC 2019b) inspections were conducted. During the inspection of the project site, asbestos was detected in samples of several building materials. Asbestos was detected in the windows and roofing. Also, some of the paints on the walls and windows tested positive for lead. As a result, the following mitigation measures would be required.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p><u>Mitigation Measure – Asbestos</u> Prior to renovations or demolition, the identified asbestos-containing materials shall be removed by a licensed and certified asbestos abatement contractor pursuant to Rule 1403 of the South Coast Air Quality Management District and California Department of Occupational Safety and Health Asbestos Regulations.</p> <p><u>Mitigation Measure – LBP</u> Prior to demolition, lead-based paint/lead-containing paint shall be stabilized by removing the defective paint and encapsulating.</p> <p>With implementation of the mitigation measures identified above, no adverse effects would result from the proposed project.</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located within an existing urbanized area that has been previously disturbed by development and human activity. It is currently paved and consists of an existing small pottery manufacturing operation. Facilities on site include an office, small warehouse, temporary storage buildings and racks, and two buildings of approximately 1,000 square feet. Based on the United States Fish and Wildlife Service (USFWS)'s online Critical Habitat for Threatened & Endangered Species mapper, the proposed project would have No Effect on listed species (USFWS 2019b). Therefore, no adverse effects would result from the proposed project.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No underground storage tanks (USTs) or aboveground storage tanks (ASTs) used for hazardous materials storage were reported for the project site per the Phase I ESA prepared for the proposed project. There are</p>

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
		<p>registered UST and AST sites within one-quarter mile from the project site. However, there are no indications that the tanks have leaked, none are adjacent to the project site, and they are not expected to impact the environmental conditions of the project site (PEC 2019a).</p> <p>According to the Phase 1 ESA prepared for the proposed project, there are 17 leaking UST (LUST) facilities located within half a mile from the project site. Fifteen (15) of these sites are either closed or eligible for closure. The remaining open sites include Alpha Auto Sales/Deluxe Auto Dealer (approximately 0.14 miles north of the project site) and Chevron #9-5492 (approximately 0.34 miles southwest of the project site). The United States Environmental Protection Agency (USEPA) is coordinating the future assessment and clean up at the Alpha Auto Sales/Deluxe Auto Dealer and the expected completion date is scheduled for 2020. Due to the USEPA's involvement and scheduled cleanup, this property would not have an impact on the project site. Chevron #9-5492 is undergoing remediation under the direction of the Orange County Health Care Agency. This facility would not impact the environmental conditions of the project site due to its cross-gradient status, southwestern location relative to the project site and southwesterly flow of groundwater near the project site. Therefore, no adverse effects would result from the proposed project.</p>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site does not include prime or unique farmland (CDC 2016). Therefore, no adverse effects would result from the proposed project.

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
1504(b) and 1541; 7 CFR Part 658		
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>According to FEMA’s FIRM, the project site is located within Zone “X” (areas of 0.2 percent annual chance flood hazard, areas of 1 percent annual change flood with average depth less than one foot or with drainage areas of less than one square mile [i.e., 500-year flood zone]) as defined on the County General Plan (County of Orange 2013a), Figure III-1a (Flood Hazard Zones) of the Land Use Element and FEMA Map 06059C0251J (effective date: 12/03/2009). Flood Hazard Zone “X” is an area with the least likely potential for flooding (FEMA 2019). In addition, the project site is not found within any of the other locations set forth in Table 1 of 24 CFR Part 55.11. Therefore, no adverse effects would result from the proposed project.</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The proposed project consists of acquisition and demolition of an existing small pottery operation. The site is 90 percent paved except for a small landscaped area along the outside boundary of the project site. There are no known historic resources within the project area per the records search conducted by South Central Coastal Information Center (SCCIC) in July 2019 (SCCIC 2019). However, SCCIC stated that the project site appears to contain several Quonset huts and additional structures of unknown age which could be potentially historic. As a result, the following mitigation measure would be required.</p> <p><u>Mitigation Measure – Historic Resources</u> Prior to the demolition, any buildings, structures or objects that are 45 years and older and within the area of effect shall be identified, recorded, and evaluated for</p>

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
		<p>significance by a qualified cultural resources consultant.</p> <p>[Note: The building/structure evaluation shall also need to be submitted to the County of Orange for review and approval.]</p> <p>In addition, regarding tribal cultural resources, Orange County Community Resources (OCCR) sent letters on August 6, 2019 to Native American Tribes known to have a connection with the Midway City area. The Gabrieleno Band of Mission Indians – Kizh Nation responded and requested consultation on the proposed project. Following some correspondence on the request, the Gabrieleno Band of Mission Indians – Kizh Nation agreed to a mitigation measure to monitor grading activities in case cultural resources are unearthed. This mitigation measure is shown below.</p> <p><u>Mitigation Measure – Cultural Resources</u> The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction related ground disturbance activities. The Tribal Representative from the Gabrieleno Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, potholing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be approved by the Tribal Representative and will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for</p>

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
		<p>archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.</p> <p>With implementation of the mitigation measures identified above, no adverse effects would result from the proposed project.</p> <p>Lastly, in early August 2019, OCCR initiated consultation with the California Department of Parks and Recreation, Office of Historic Preservation (OHP), to request concurrence with their determination that no historic property would be adversely affected as a result of implementation of the proposed project in accordance with Section 106 of the National Historic Preservation Act and Housing and Urban Development requirements. OHP's State Historic Preservation Officer (SHPO) concurred with OCCR's determination in their letter response dated October 21, 2019 and re-concurred on April 14, 2020. Therefore, no adverse effects would result from the proposed project.</p>
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 <input checked="" type="checkbox"/> <input type="checkbox"/>	The proposed project would involve demolition of existing structures and construction of the 71 residential units that would occur within a General Business zone. Section 4-6-7 of the Codified Ordinances of the County of Orange (Code) states that noise sources associated with construction, repair, remodeling, or grading of any real property are exempt from the provisions of the Code, provided said activities do not take place between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a Federal holiday. In addition, the proposed project

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
		<p>would comply with the following County Standard Condition of Approval (County of Orange n.d.):</p> <p><u>Standard Condition of Approval #N10 – Construction Noise</u></p> <p>A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:</p> <ol style="list-style-type: none"> (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers. (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. <p>Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project’s permitted grading plans, will be considered as adequate evidence of compliance with this condition.</p> <p>With restriction of construction activities to the hours of 7:00 AM and 8:00 PM and implementation of the County Standard Condition of Approval listed above, no adverse effects would result from the construction of the proposed project.</p> <p>The noise environment surrounding the proposed project is typical for a mixed-use (industrial/commercial/office/residential) area. The project site currently consists of an existing small pottery manufacturing</p>

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
		<p>operation. From an operational perspective, noise from the proposed project would be characteristic of the existing environment; however, the proposed project could introduce various electrical and mechanical noise sources, such as ventilation and air conditioning units. While noise levels may be annoying within a quiet environment, it is likely that existing daytime ambient levels within the project and surrounding areas would substantially mask these on-site sources. In addition, the proposed project would comply with the following County Standard Condition of Approval (County of Orange n.d.):</p> <p><u>Standard Condition of Approval #N01 – Residential Noise</u></p> <p>The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living area is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows:</p> <p>A. Prior to the recordation of a subdivision map or prior to the issuance of grading permit, as determined by the Manager, Building Permit Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation</p>

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
		<p>measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy “B” below.</p> <p>B. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicate that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project.</p> <p>C. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project’s plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services.</p> <p><u>Standard Condition of Approval #N08 – Noise Generating Equipment</u> Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall</p>

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
		<p>describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control).</p> <p><u>Standard Condition of Approval #N09 – Multi-Family Dwelling Units</u> Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC (Field Sound Transmission Class) and FIIC (Field impact Isolation Class) standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report.</p> <p>With implementation of the County Standard Conditions of Approval listed above, no adverse effects would result from the operation of the proposed project.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Map of Sole Source Aquifer Locations website (USEPA 2019b). Therefore, no adverse effects would result from the proposed project.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within a mixed industrial, residential, office and commercial area lacking any water features or resources, and thus, does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per

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
		maps issued by the U.S. Fish & Wildlife Services (USFWS 2019c). Therefore, no adverse effects would result from the proposed project.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within one mile of a listed Wild and Scenic River (USEPA 2019c). Therefore, no adverse effects would result from the proposed project.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the analysis of this Environmental Assessment, the proposed project would not expose persons to adverse environmental conditions. Therefore, the proposed project would not expose low income or minority populations to adverse environmental conditions. Furthermore, since the proposed project would provide affordable and supportive housing development for low- to extremely-low income households, including homeless individuals, it would provide a benefit to the most vulnerable and at-risk individuals in the community. Therefore, the proposed project would have a beneficial effect related to environmental justice.

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	<p>The project site is zoned as General Business (C2) with a Housing Opportunities Overlay (H) and is designated as Community Commercial by the County General Plan. These designations would remain the same under the proposed project.</p> <p>The Community Commercial designation allows commercial development that provide a wide range of facilities for convenience goods and retail trade including tourist recreation business, and community services (e.g., childcare facilities) (County of Orange 2015).</p> <p>According to the County Zoning Code Section 7-9-85.1, the C2 District is established to provide for the development and maintenance of high-intensity commercial uses which serve the local community, but which may not be compatible with surrounding residential uses or certain commercial uses (County of Orange 2019). The H Zone enables the development of affordable housing units on underutilized non-residentially zoned land in the unincorporated area. The H Zone allows affordable housing development by-right (i.e., without a conditional use permit) in C2 district and it provides standards and incentives for Affordable Housing such as density bonus, setback reduction, increased maximum lot coverage, and/or</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>increased building height. Although not considered an incentive, the County also offers alternative (reduced) parking requirements for residential development within the H Zone. Base density in the project site is 25 units per acre; however, every project in the H Zone qualifies for a density bonus. The average density of previously approved projects within the H Zone has been over 36 units per acre as compared to the base density of 25 units per acre. Also, the County is going through a comprehensive update to its existing Zoning Code to incorporate sustainable policies and best management practices titled “Orange is the New Green Zoning Code Update.” As part of this effort, the Zoning Code Update would add provisions to provide increased density bonus incentives beyond those provided under State law (County of Orange 2018). In addition to the local requirements, the California State Density Bonus Law, under Section 65915 of the California Government Code, allows for a 35 percent increase in the density of a residential development when a housing developer agrees to construct any of the following: a minimum of 20 percent of the total units of a housing developer for lower income households or 10 percent of the total units for very low-income households (County of Orange 2013b). Assembly Bill (AB) 1763 would additionally require a density bonus to be provided to a developer who agrees to construct a housing development in which 100 percent of the total units, exclusive of managers’ units, are for lower income households. The bill would also provide that a housing development that qualifies for a density bonus under its provisions may include up to 20 percent of the total units for moderate-income households. AB 1763 would also require that a housing development that meets these criteria receive four incentives or concessions under the Density Bonus Law and, if the development is located within one-half mile of a major transit stop, a height increase of up to three additional stories or 33 feet. The bill would generally require that the housing development receive a density bonus of 80 percent but would exempt the housing development from any maximum controls on density if it is located within one-half mile of a major transit stop (California Legislative Information 2019). The project’s density and height would be regulated by AB 1763 standards and thus, although the current zoning allows development of 44 units at the project site, the proposed density of 71 units would be approved. Lastly, although</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>the C2 height limit is 35 feet, with the AB 1763 standards which adds 33 feet to the base zone limit of 35 feet, the maximum height limit would be increased to 68 feet.</p> <p>The proposed project would comply with all standards set forth in the County General Plan and applicable zoning ordinance and design standards. Therefore, no adverse effects would result from the proposed project.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>The project site is relatively flat and is at an elevation of approximately 39 feet above mean sea level (Pacific Environmental Company 2019b). Regionally, the ground slopes gently to the southwest. Groundwater in the vicinity of the project site is estimated to be at a depth of approximately 10 feet below surface in the vicinity of the project site and the flow direction is estimated to be to the southwest. The project site is 90 percent paved and includes several facilities, including an office, small warehouse, and temporary storage buildings and racks. Fill and Recent-aged alluvium deposits underlie the project site at various thickness (Pacific Environmental Company 2019b), including Hueneme fine sandy loam, drained soil map unit (U.S. Department of Agriculture-Natural Resources Conservation Service 2019). The proposed project would involve demolition of existing structures and construction of an at-grade four-story residential building. The structures would be constructed and designed in compliance with all applicable geotechnical, grading, drainage, erosion control, and storm water requirements of the California Building Code, County Code and regulations, as well as federal and state regulations. Furthermore, the proposed project would comply with the following County Standard Conditions of Approval (County of Orange n.d.):</p> <p><u>Standard Condition of Approval #D01b – Drainage Study</u> Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading:</p> <ul style="list-style-type: none"> A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project

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		<p>grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.</p> <p><u>Standard Condition of Approval #D02b – Drainage Improvements</u></p> <p>A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading:</p> <ol style="list-style-type: none"> (1) Design provisions for surface drainage; (2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and (3) Dedicate the associated easements to the County of Orange, if determined necessary. <p>B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction.</p> <p><u>Standard Condition of Approval #D03a – Drainage Offsite</u></p> <p>Prior to the issuance of any grading permit, and if determined necessary by the Manager, Subdivision and Grading, the applicant shall record a letter of consent, from the upstream and/or downstream property owners permitting drainage diversions and/or unnatural concentrations. The form of the letter of consent shall be approved by the Manager, Subdivision and Grading Services prior to recordation of the letter.</p> <p><u>Standard Condition of Approval #D04a – Master Plan of Drainage Participation</u></p> <p>Prior to the issuance of any building permits, the applicant shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction of the necessary facilities.</p> <p><u>Standard Condition of Approval #D05 – Floodplain Elevation</u></p> <p>A. Prior to the approval of a site development permit per</p>

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		<p>Zoning Code Section 7-9-113, the applicant shall submit an Elevation Certificate to the Manager, Current Planning Services, identifying the base flood elevation and certifying that the planned elevation of the lowest floor, including basements, is at least one (1) foot above the Base Flood Elevation (BFE). (NOTE: To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)</p> <p>Prior to the issuance of certificates of use and occupancy for any building, the applicant shall complete Section "E" of the Elevation Certificate, identifying the Base Flood Elevation (BFE) and certifying the as built lowest floor, including basements, as constructed, is at least one (1) foot above the BFE, in a manner meeting the approval of the Manager, Building Inspection Services. (NOTE: To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)</p> <p><u>Standard Condition of Approval #D09a – FP Delineation</u> Prior to the issuance of any grading permits, applicant shall delineate on the grading plan the floodplain which affects the property, in a manner meeting the approval of the Manager, Subdivision and Grading.</p> <p><u>Standard Condition of Approval #D10 – Runoff Management Plan</u> Prior to the issuance of any grading permits, applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval.</p> <p><u>Standard Condition of Approval #G01 – Geology Report</u> Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.</p> <p><u>Standard Condition of Approval #G04 – Cross Lot Drainage</u> Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the Manager, Subdivision and</p>

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		<p>Grading, the applicant shall record a letter of consent from the affected property owners permitting offsite grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter.</p> <p><u>Standard Condition of Approval #G05 – Vector Control</u> A. Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence to the Manager, Subdivision & Grading, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the Manager, Subdivision and Grading.</p> <p><u>Standard Condition of Approval #G09 – Grading Consistency</u> Prior to the issuance of any grading permit or revisions thereto, the Manager, Current Planning, shall determine that the proposed grading is consistent with the grading depicted within this approved planning application.</p> <p><u>Standard Condition of Approval #WQ01 – Water Quality Management Plan</u> Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP must also:</p> <ul style="list-style-type: none"> - Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; - Incorporate applicable Routine Source Control BMPs as defined in the DAMP; and, - Include an Operation and Maintenance (O&M) Plan that identifies the mechanism(s) by which long-term O&M of all structural BMPs will be provided.

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		<p><u>Standard Condition of Approval #WQ03 – Compliance with the Water Quality Management Plan</u> Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:</p> <ul style="list-style-type: none"> - Demonstrate that all structural Best Management Practices (BMPs) described in the project’s WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; - Demonstrate that the applicant has complied with all non-structural BMPs described in the project’s WQMP; - Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; Demonstrate that copies of the project’s approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and - Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R’s (that must include the approved WQMP and O&M Plan) for the project Home Owner’s Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. <p><u>Standard Condition of Approval #WQ04 – Stormwater Pollution Prevention Plan</u> Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California’s General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services.</p>

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		<p>Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request.</p> <p><u>Standard Condition of Approval #WQ05 – Erosion and Sediment Control Plan</u></p> <p>Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request.</p> <p><u>Standard Condition of Approval #WQ07 – Drainage Facilities</u></p> <p>Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Subdivision & Grading:</p> <ol style="list-style-type: none"> 1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, via sump pumps if necessary, as determined by the Manager, Subdivision & Grading. 2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Building Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Drainage Manual.

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		<p>With compliance with local, state, and federal geotechnical, grading, drainage, erosion control, and storm water requirements in conjunction with implementation of the County Standard Conditions of Approval listed above, no adverse effects would result from the proposed project.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>The Phase I ESA (PEC 2019a) prepared for the proposed project revealed no evidence of a REC connected with the project site. Also, the project site is not within 1 mile of a National Priorities List site (USEPA 2019d) or within 0.5 mile of a Superfund Enterprise Management System site (USEPA 2019e). However, during the inspection of the project site, asbestos was detected in samples of several construction/building materials, and some of the tiled surfaces tested positive for lead. As a result, the following mitigation measures would be required.</p> <p><u>Mitigation Measure – Asbestos</u> Prior to renovations or demolition, the identified asbestos-containing materials shall be removed by a licensed and certified asbestos abatement contractor pursuant to Rule 1403 of the South Coast Air Quality Management District and California Department of Occupational Safety and Health Asbestos Regulations.</p> <p><u>Mitigation Measure – LBP</u> Prior to demolition, lead-based paint/lead-containing paint shall be stabilized by removing the defective paint and encapsulating.</p> <p>In addition, as discussed previously, the proposed project is not anticipated to result in adverse noise impacts with the implementation of County Standard Condition of Approval listed above. With implementation of the mitigation measures identified above in conjunction with implementation of the County Standard Condition of Approval, no adverse effects would result from the proposed project.</p>
<p>Energy Consumption</p>	<p>1</p>	<p>Electrical service would be provided to the proposed project by Southern California Edison (SCE) and natural gas service would be provided by Southern California Gas Company (SCGC). The project site currently consists of an existing small pottery manufacturing operation and is in a developed area that already provides infrastructure to support the project site and surrounding uses. If the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		proposed project requires alteration or expansion of existing utility and service systems, the proposed project would comply with SCE and SCGC requirements/standards. Therefore, no adverse effect would result from the proposed project.
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project provides an affordable and supportive housing development for low- to extremely-low income households, including homeless individuals. It is designed to provide immediate and basic human needs for those who find themselves without such resources. The proposed project would not serve as a substantial source of employment, nor would it affect change to income patterns in the area. There is currently a large contingent of homeless persons in the County and the proposed project would serve some of these persons. Therefore, minor beneficial effects would result from the proposed project.
Demographic Character Changes, Displacement	2	The project site consists of an existing small pottery manufacturing operation. The proposed project could alter the existing demographic and characteristics of the current neighborhood since homeless individuals would relocate towards it to utilize the services that would be provided. The proposed project would not displace any persons, and it is unlikely that the proposed use would result in any negative demographic character changes. Therefore, no adverse effects would result from the proposed project.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The closest private schools (Good Shepherd Preschool and OC Montessori Academy) are approximately 0.40 miles and closest elementary school (Demille Elementary School) is approximately 0.20 miles. The use of the 71-unit supportive housing is not expected to have an impact or displace of existing schools or cultural facilities. Therefore, no adverse effects would result from the proposed project.
Commercial Facilities	2	The proposed project is located in a mixed commercial, industrial, and residential area that contains retail services that provide essential items such as food, medicine, and other convenience shopping. It is not expected that the proposed project would have an impact on commercial facilities. Therefore, no adverse effects would result from the proposed project.

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Health Care and Social Services	1	<p>County-provided social services, health care and homeless services would be available to the future residents of the project site. The Orange County Social Services Agency provides wide range of services such as In-Home Supportive Services, General Relief, Cash Assistance Program for Immigrants, CalFresh Program, Medi-Cal, and Medical Safety Net. County-provided health care are the Healthcare Center of Orange County and Orange County Health Care Agency. Homeless Prevention coordinates the County's Continuum of Care System for the homeless focusing on homeless prevention, outreach and assessment, emergency shelter, transitional housing, supporting services, and permanent supportive housing. The project developer, American Family Housing (AFH), provides housing and supportive services, such as collaborative case management, mental health and substance abuse services, medical services, childcare assistance, transportation assistance, and legal services, to chronically homeless individuals. The proposed project would not affect health care and social services. The proposed project would result in a beneficial effect since it would be providing additional social services including sheltering the homeless and providing services to help persons re-enter the workforce and to find permanent housing. Therefore, minor beneficial effects would result from the proposed project.</p>
Solid Waste Disposal / Recycling	3	<p>Midway City Sanitary District (MCSD) provides solid waste services to the residents within City of Westminster and Midway City (MCSD 2019a). All solid waste collected by MCSD is processed at the CR&R Environmental Services and then transferred to the Frank R. Bowerman Landfill located in the City of Irvine (MCSD 2019a). The Frank R. Bowerman Landfill, which is owned and operated by Orange County Waste & Recycling, has a permitted maximum throughput of 11,500 tons per day (California Department of Resources Recycling and Recovery [CalRecycle] 2019b). CalRecycle publishes solid waste generation rates based on land use types, where single-family residential uses can generate solid waste at a rate of approximately 11.4 pounds per unit per day (CalRecycle 2019a). Based on these generation rates, the proposed project's residential units could generate solid waste at a rate of approximately 809.4 pounds per day (or 0.405 tons per day). The solid waste generated from operation of the proposed project could be</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>accommodated by the Frank R. Bowerman Landfill. Also, the proposed project would be required to comply with the California Green Building Standards Code (CALGreen) and OC Waste & Recycling's Construction & Demolition (C&D) Program, which require diversion of at least 65 percent of the construction waste generated (OC Waste & Recycling 2019). In addition, the solid waste generated from construction (e.g., demolition debris) would not exceed the maximum tons per day permitted at the Frank R. Bowerman Landfill. Additionally, the proposed project would comply with all local, state, and federal solid waste regulations. Furthermore, the proposed project would comply with the following County Standard Condition of Approval (County of Orange n.d.):</p> <p><u>Standard Condition of Approval #SW01 – Solid Waste</u> Prior to the issuance of any precise grading permit, the applicant shall obtain approval from the Manager, Current Planning Services of a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas.</p> <p>With compliance with local, state, and federal solid waste requirements in conjunction with implementation of the County Standard Conditions of Approval listed above, no adverse effects would result from the proposed project.</p>
Wastewater / Sanitary Sewers	2	<p>MCSO maintains 169 miles of gravity sewer mains ranging from 6 inches to 18 inches in diameter (MCSO 2019b). Wastewater generated on the project site would be collected by MCSO and be transported by trunk sewers to the Orange County Sanitation District (OCSO) Reclamation Plant No. 1, located in the City of Fountain Valley, and Treatment Plant No. 2, located in the City of Huntington Beach (MCSO 2019b).</p> <p>The project site currently consists of an existing small pottery manufacturing operation and is in a developed area that already provides infrastructure to support the project site and surrounding uses. The proposed project would generate the same types of municipal wastewater that are currently generated throughout the City. The proposed project would not include industrial uses or activities that would require unique wastewater treatment processes. The wastewater generated by the proposed project would be required to meet all wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB) and</p>

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		<p>the OCSD before a wastewater discharge permit can be issued. The receipt of a wastewater discharge permit would ensure that the proposed project meets or exceeds the wastewater treatment requirements of the RWQCB. Therefore, no adverse effects would result from the proposed project.</p>
Water Supply	2	<p>The project site receives its water from the South Midway City Mutual Water Company (SMCM Water Co.). The proposed project involves demolition of the existing small pottery operation and construction of a new 71-residential unit development. Development of the proposed project would require an additional source of water beyond what is being used by the existing small pottery operation. Based on the correspondence provided by the SMCM Water Co., there would be enough capacity to provide domestic water service to the project site via one domestic water service connection sized to meet design requirements. The City of Westminster would provide the fire protection service (sprinklers and/or hydrants) (SMCM Water Co. 2020).</p> <p>Additionally, the proposed project would be required to comply with all of the efficiency standards that are set forth in the California Code of Regulations Title 24 which (among other things) requires that water and energy efficiency are built into projects during construction, including (but not limited to) water-saving plumbing and water-saving plumbing and fixtures. With compliance with local, state and municipal laws pertaining to ensuring adequate water supply, no adverse effects would result from the proposed project.</p>
Public Safety – Police, Fire and Emergency Medical	2	<p>The nearest fire station to the project site is Orange County Fire Authority Station #25 located at 8171 Bolsa Avenue in Midway City, located approximately 0.18 miles to the north. North Operations of the Orange County Sheriff’s Department (Sheriff) is responsible for patrol services in the north Orange County unincorporated areas, including the project site. North Operations is based at the Sheriff’s Headquarters in Santa Ana, located approximately 6.2 miles east of the project site. The nearest police station (Westminster Police Department) is approximately 1.03 miles north of the project site at 8200 Westminster Boulevard. The nearest hospital with emergency room services is Huntington Beach Hospital at 17772 Beach Boulevard, approximately 3.0 miles to the south. Other</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>nearby hospitals with emergency room services are Fountain Valley Regional Hospital at 17100 Euclid Street and Memorial Care – Orange Coast Medical Center, approximately 4.0 miles to the southeast. Due to the small number of occupants that would be permitted at the project site at any given time, the proposed project would not create a substantial demand on fire, police, or emergency services. In addition, property management staff would also be present to assist residents as needed. Therefore, no adverse effects would result from the proposed project.</p>
Parks, Open Space and Recreation	2	<p>The nearest park is Park West Park, located approximately 0.25 miles southeast of the project site. Park West Park includes activity building, barbeques, children’s play area, picnic tables, lighted softball field, shade shelter, lighted tennis courts, and restrooms. Due to the limited number of residents using the 71 units, the proposed project is not expected to result in substantial impacts to nearby parks. In addition, the design of the proposed project would support community interaction and safety, and allow for a range of uses, including indoor/outdoor sitting areas and outside smoking areas situated away from other common areas. A private courtyard area for a community garden and passive activities is also included. Therefore, no adverse effects would result from the proposed project.</p>
Transportation and Accessibility	2	<p>The proposed project has multi-modal access through bus transit, rail transit, as well as the local and regional street network. Bus transportation is provided by Orange County Transportation Authority (OCTA). There are three bus routes that serve the project site: Routes 29, 64, and 66 (OCTA 2019). The closest bus stop is located along Beach Boulevard and is approximately 0.13 miles to the east from the project site. The closest train station is within 8 miles northeast from the project site, located at the Anaheim Amtrak, Orange Metrolink Station and Santa Ana Metrolink Station (Google Earth Pro 2019; OCTA 2019). The project site is located within a 10-minute walking distance from a range of restaurants, a grocery store, a public park, a post office, and public transportation. Thus, the project site is walkable and located within short walking distance to a wide array of site/service amenities. Therefore, no adverse effects would result from the proposed project.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project involves the demolition of an existing small pottery manufacturing operation and construction of a 71-residential unit development. The project site, as well as the adjacent properties, are fully developed with urban industrial/commercial/residential uses (including buildings, paved yards and storage areas, etc.). As a result, there currently are no unique natural features or water resources located on or near the project site. The proposed project would not impact any unique natural features or water resources. Therefore, no adverse effects would result from the proposed project.
Vegetation, Wildlife	2	The project site is located within an existing urbanized area that has been previously disturbed by development and human activity. It currently consists of an existing small pottery manufacturing operation. Based on the USFWS' online Critical Habitat for Threatened & Endangered Species mapper, the proposed project would have No Effect on listed species (USFWS 2019b). In addition, the project site is not located within the boundaries of Orange County's Natural Community Conservation Plan/Habitat Conservation Plan (USFWS 2016). Thus, the proposed project would not impact vegetation or wildlife. Therefore, no adverse effects would result from the proposed project.
Other Factors	NA	No other factors apply to this evaluation.

Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

No field inspection was performed.

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

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List of Permits Obtained:

None.

Public Outreach [24 CFR 50.23 & 58.43]:

N/A

Cumulative Impact Analysis [24 CFR 58.32]:

A project's cumulative impact could occur if its incremental effects cause an adverse effect when combined with effects of other projects. With implementation of the applicable mitigation and measures and County Standard Conditions of Approval, no adverse effect would result from the proposed project and subsequently no cumulative adverse effect would occur.

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

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

If the proposed project were not implemented, the project site would continue to operate as a small pottery manufacturing facility. Because there would be no demolition/construction and no operational changes under the No Action Alternative, it would have no adverse environmental effects. Under this alternative, none of the benefits associated with the proposed project (e.g., providing permanent housing for homeless individuals) would occur.

Summary of Findings and Conclusions:

As discussed above, the proposed project is demolition of an existing small pottery operation and construction of 71-unit residential development in Midway City for homeless individuals. With implementation of the applicable mitigation measures and County Standard Conditions of Approval, the proposed project would not result in any permanent adverse impacts on the environment and would not be exposed to substantial impacts by the environment.

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.

Law, Authority, or Factor	Mitigation Measure/Conditions
Air Quality	<p>The applicant shall prepare an air quality analysis to demonstrate conformance with the SIP (specifically, demonstrate criteria pollutant emissions are below the General Conformity <i>de minimis</i> levels prior to project approval.</p> <p>[Note: The air quality analysis shall also need to be submitted to the County of Orange for review and approval.]</p>
Asbestos	<p>Prior to renovations or demolition, the identified asbestos-containing materials shall be removed by a licensed and certified asbestos abatement contractor pursuant to Rule 1403 of the South Coast Air Quality Management District and California Department of Occupational Safety and Health Asbestos Regulations.</p>
Lead-based Paint	<p>Prior to demolition, lead-based paint/lead-containing paint shall be stabilized by removing the defective paint and encapsulating.</p>
Historic Resources	<p>Prior to the demolition, any buildings, structures or objects that are 45 years and older and within the area of effect shall be identified, recorded, and evaluated for significance by a qualified cultural resources consultant.</p> <p>[Note: The building/structure evaluation shall also need to be submitted to the County of Orange for review and approval.]</p>
Cultural Resources	<p>The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction related ground disturbance activities. The Tribal Representative from the Gabrieleno Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, potholing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be approved by the Tribal</p>

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	<p>Representative and will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.</p>
Noise	<p><u>Standard Condition of Approval #N10 – Construction Noise</u></p> <p>A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:</p> <ol style="list-style-type: none"> (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers. (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. <p>Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project’s permitted grading plans, will be considered as adequate evidence of compliance with this condition.</p> <p><u>Standard Condition of Approval #N01 – Residential Noise</u></p> <p>The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living area is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows:</p> <p>A. Prior to the recordation of a subdivision map or prior to the issuance of grading permit, as determined by the Manager, Building Permit Services, the applicant</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy “B” below.</p> <p>B. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicate that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project.</p> <p>C. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project’s plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services.</p> <p><u>Standard Condition of Approval #N08 –Noise Generating Equipment</u></p> <p>Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control).</p> <p><u>Standard Condition of Approval #N09 –Multi-Family Dwelling Units</u></p> <p>Prior to the issuance of any certificates of use and</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC (Field Sound Transmission Class) and FIIC (Field impact Isolation Class) standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report.</p>
<p>Drainage</p>	<p><u>Standard Condition of Approval #D01b – Drainage Study</u></p> <p>Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading:</p> <ul style="list-style-type: none"> A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. <p><u>Standard Condition of Approval #D02b – Drainage Improvements</u></p> <ul style="list-style-type: none"> A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: <ul style="list-style-type: none"> (1) Design provisions for surface drainage; (2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and (3) Dedicate the associated easements to the County of Orange, if determined necessary. B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>in a manner meeting the approval of the Manager, Construction.</p> <p><u>Standard Condition of Approval #D03a – Drainage Offsite</u></p> <p>Prior to the issuance of any grading permit, and if determined necessary by the Manager, Subdivision and Grading, the applicant shall record a letter of consent, from the upstream and/or downstream property owners permitting drainage diversions and/or unnatural concentrations. The form of the letter of consent shall be approved by the Manager, Subdivision and Grading Services prior to recordation of the letter.</p> <p><u>Standard Condition of Approval #D04a – Master Plan of Drainage Participation</u></p> <p>Prior to the issuance of any building permits, the applicant shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction of the necessary facilities.</p> <p><u>Standard Condition of Approval #D05 – Floodplain Elevation</u></p> <p>A. Prior to the approval of a site development permit per Zoning Code Section 7-9-113, the applicant shall submit an Elevation Certificate to the Manager, Current Planning Services, identifying the base flood elevation and certifying that the planned elevation of the lowest floor, including basements, is at least one (1) foot above the Base Flood Elevation (BFE). (NOTE: To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)</p> <p>Prior to the issuance of certificates of use and occupancy for any building, the applicant shall complete Section "E" of the Elevation Certificate, identifying the Base Flood Elevation (BFE) and certifying the as built lowest floor, including basements, as constructed, is at least one (1) foot above the BFE, in a manner meeting the approval of the Manager, Building Inspection Services. (NOTE: To eliminate FEMA requirements for flood</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)</p> <p><u>Standard Condition of Approval #D09a – FP Delineation</u> Prior to the issuance of any grading permits, applicant shall delineate on the grading plan the floodplain which affects the property, in a manner meeting the approval of the Manager, Subdivision and Grading.</p> <p><u>Standard Condition of Approval #D10 – Runoff Management Plan</u> Prior to the issuance of any grading permits, applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval.</p>
Geology	<p><u>Standard Condition of Approval #G01 – Geology Report</u> Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.</p> <p><u>Standard Condition of Approval #G04 – Cross Lot Drainage</u> Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting offsite grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter.</p> <p><u>Standard Condition of Approval #G05 – Vector Control</u> Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence to the Manager, Subdivision & Grading, that the Vector Control District has surveyed the site to determine if vector control</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the Manager, Subdivision and Grading.</p> <p><u>Standard Condition of Approval #G09 – Grading Consistency</u></p> <p>Prior to the issuance of any grading permit or revisions thereto, the Manager, Current Planning, shall determine that the proposed grading is consistent with the grading depicted within this approved planning application.</p>
Water Quality	<p><u>Standard Condition of Approval #WQ01 – Water Quality Management Plan</u></p> <p>Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP must also:</p> <ul style="list-style-type: none"> - Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; - Incorporate applicable Routine Source Control BMPs as defined in the DAMP; and, - Include an Operation and Maintenance (O&M) Plan that identifies the mechanism(s) by which long-term O&M of all structural BMPs will be provided. <p><u>Standard Condition of Approval #WQ03 – Compliance with the Water Quality Management Plan</u></p> <p>Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:</p> <ul style="list-style-type: none"> - Demonstrate that all structural Best Management Practices (BMPs) described in the project’s WQMP have been implemented, constructed and installed in conformance with approved plans and

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p>specifications;</p> <ul style="list-style-type: none"> - Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; - Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and - Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. <p><u>Standard Condition of Approval #WQ04 – Stormwater Pollution Prevention Plan</u></p> <p>Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request.</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	<p data-bbox="699 354 1382 422"><u>Standard Condition of Approval #WQ05 – Erosion and Sediment Control Plan</u></p> <p data-bbox="699 432 1390 1024">Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMP's will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request.</p> <p data-bbox="699 1077 1344 1144"><u>Standard Condition of Approval #WQ07 – Drainage Facilities</u></p> <p data-bbox="699 1155 1385 1291">Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Subdivision & Grading:</p> <ol data-bbox="699 1302 1390 1822" style="list-style-type: none"> <li data-bbox="699 1302 1390 1438">1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, via sump pumps if necessary, as determined by the Manager, Subdivision & Grading. <li data-bbox="699 1449 1390 1822">2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Building Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Drainage Manual.
Solid Waste	<p data-bbox="699 1835 1382 1864"><u>Standard Condition of Approval #SW01 – Solid Waste</u></p> <p data-bbox="699 1871 1373 1936">Prior to the issuance of any precise grading permit, the applicant shall obtain approval from the Manager,</p>

Law, Authority, or Factor	Mitigation Measure/Conditions
	Current Planning Services of a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas.

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:  Date: 4/28/2020

Name/Title/Organization: Jaclyn Canzone / Staff Specialist / OC Housing & Community Development

Certifying Officer Signature:  Date: 4/30/2020

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).