



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Oakcrest Heights (Phase II of the Savi Ranch Project)

Responsible Entity: National Community Renaissance of California

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Cindy Wolfe

Certifying Officer Name and Title: John Viafora, HCD/HP Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Cindy Wolfe, Administrative Manager I

Project Location:

The Subject site is located at the southwest corner of Eastpark Drive and Oakcrest Circle, Yorba Linda, CA 92885 APN: # 352-117-13.

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

The proposed project, Oakcrest Heights (Phase II of the Savi Ranch Project), shown in Site Plan would construct a new affordable housing development. The project will consist of 54 multi-family residential units with a mix of one to three bedroom units in two three-story residential buildings, with a 4,317 square foot leasing office and preschool building on 3.2 acres. The overall residential density of the site would be 16.8 dwelling units per acre. Specifically, the 54 units will consist of nine one-bedroom units, twenty-seven two bedroom units, and eighteen three bedroom units, including one manager's unit. All units, with the exception of the manager's unit, will be restricted to households with income levels between 30% and 60% of the area median income for the County of Orange. Seven of the one-bedroom units and seven of the two-bedroom units will be MHSA-restricted units. Project Based Voucher will be used to assist four (4) of the one bedroom units and four (4) of the two bedroom units.

There would be one vehicular access point to and from the project site along Oakcrest Circle. Additional pedestrian and bicycle access would be integrated into the project. Exact locations are to be determined. The proposed project would include on-site recreation amenities, including an outdoor recreation space with walking paths and a barbeque picnic area, and a tot lot playground. A total of 113 off-street parking spaces would be provided on site, including 58 uncovered spaces and 54 covered carport parking spaces and dedicated space for USPS. A total of 6,258 square feet of common usable open space would be provided.

Based on available funding, project construction would begin in third quarter of 2017 and last for approximately 18 months with completion anticipated fourth quarter 2018.

Based on 2010 U.S. Census 2010 data density of 3.0 persons per household, the proposed project would have a population of 162 persons.

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

The Oakcrest Heights Residential Project would build upon other community redevelopment efforts in the project vicinity and construct high-quality, affordable housing with on-site community and recreational amenities in order to:

1. Expand the supply of affordable housing to low-income households and homeless individuals and families.
2. Enhance the physical character within the neighborhood, provide enriched residential, health, and recreational opportunities for residents as well as the surrounding community and improve overall quality of life by offering safe, high-quality affordable housing with on-site community and recreational amenities in an employment-rich area.
3. Provide affordable housing for a special needs population. Oakcrest Heights has 14 units set aside for adults with mental illness, providing affordable housing and accommodating their special needs by incorporating universal design features. Oakcrest Heights is located across the street from the OCTA bus stop. There will also be a preschool on-site to serve the residents with low-cost or free childcare services.

4. Help the City meet its regional housing needs (RHNA) requirements, as identified in the Housing Element of the General Plan by providing additional very low-, low- and moderate-income housing opportunities in the City.

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

The proposed project site is 3.2 acres and is located within the City of Yorba Linda at the southwest corner of Eastpark Drive and Oakcrest Circle. The project site is vacant and undeveloped property, primarily flat and the north, east and west boundaries slope down to paved roads. No structures or buildings are located on the project site. Eastpark Drive and Oakcrest Circle are both collectors that connect to the arterial of Yorba Linda Boulevard which connects to State Route 91.

The area surrounding the property consists primarily of commercial properties to the north, east, west and multi-family to the east.

Direction	Current Development
South	Extended Stay America (excellent condition)
East	Oakcrest Terrace - Savi Ranch Phase I, 22744 Eastpark Drive (new/excellent condition)
North	Various office building (good condition)
Northeast	Commercial developments including La-Z-Boy furniture store and a Best Buy (excellent condition)
West	Additional Office buildings (good condition)

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$1,700,000
	Housing Choice Vouchers Project Based	

Estimated Total HUD Funded Amount:

\$1,700,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$26,000,000

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 <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not located within the vicinity of an existing airport. As a result, project implementation would not result in a safety hazard for people living or working in the project area nor result in any changes in air traffic patterns, either at Fullerton Airport, located approximately 16 miles to the west of the Project, or John Wayne Airport located approximately 19 miles to the south of the Project site. The project is in compliance with Airport Hazards requirements.
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 proposed project site is located inland in a city that is not along a coastline; therefore, the project is not in a Coastal Barrier Resources Area (CBRA) and the Act is not applicable to the project site.
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"/>	The proposed project site is not located within an area subject to 100-year flood hazards, as disclosed in the City of Yorba Linda General Plan Safety Element (Exhibit S-1, Public Safety Map) and Federal Emergency Management Agency, Flood Insurance Rate Maps (FIRM). While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. FEMA Map 06059C0180J, 12/03/2009

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the Air Quality and Greenhouse Gas Analysis prepared by Impact Sciences in June 2015, construction and operation of the proposed project would not exceed the emissions thresholds for criteria air pollutants. The proposed project would also not exceed the localized ambient concentration thresholds established in the SCAQMD Final Localized Significance Threshold Methodology ("LST Methodology"). Furthermore, the proposed project would not result in an odor nuisance and would not emit substantial toxic air contaminants that would exceed health-based standards. Finally, the construction and operation of the proposed project would not result in a significant contribution to greenhouse gas emissions and global climate change. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is approximately 21 miles from the coast and is not located within a coastal zone. The Coastal Zone Management Act is not applicable to this project site.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the historical information gathered by Converse Consultants when they conducted the Phase I Environmental Site Assessment (ESA) documented in May 2013, the site was historically used for agriculture as early as 1938 until at least 1977. Based on these findings, further assessment (soil sampling) to evaluate the subsurface soils for agricultural chemical residues was warranted. A Limited Phase II ESA was conducted by Converse in June 2015 by using direct push drilling methods at eight borings to collect soil samples analyzed by American Environmental Testing Laboratory and the results of this assessment indicated that the soils at the site do not appear to have been</p>

		impacted by organochlorine pesticides (OCPs) or arsenic from historical agricultural uses. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is infill development and the site has been previously graded and disturbed. All of the parcels surrounding the project site are developed with commercial and industrial type uses. According to the Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012, the area contains no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. This project will have No Effect on listed species based on the U. S. Fish and Wildlife Service's online critical habitat mapper. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is surrounded by a variety of commercial, office and residential uses and is not in the immediate vicinity of hazardous industrial operations. There are no current or planned stationary below or aboveground storage containers of concern within one mile of the project site. The project is in compliance with explosive and flammable hazard requirements. Converse Consultants, Phase I Environmental Assessment, May 2016.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012, the project site is undeveloped and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the

		maps prepared pursuant to the Farmland Mapping and Monitoring Program. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	FEMA maps depict that the project would not place any structures in a 100-year flood zone. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>State Office of Historical Preservation (SHPO) concurred with a finding of no historic properties would be affected by the undertaking. South Central Coastal Information Center records search resulted in recommended that a qualified archeological consultant be retained to survey the property for cultural resources prior to the approval of project plans. Through tribal consultation, the Juaneno Band of Mission Indians, Acjachemen Nation request to be present at the initial ground disturbance to determine any topographical significant resources and that developers would be able to proceed accordingly if there are no discoveries. The Gabrieleno Band of Mission Indians – Kizh Nation request to have one of our certified Native American monitors to be on site during all ground disturbances (including but not limited to; pavement removal, pot-holing, auguring, boring, grading, excavation, trenching, and weed abatement) to protect any cultural resources which may be affected during construction or development.</p> <p>If buried cultural materials are discovered during any earth-moving operations associated with the Project, the following mitigation measure shall be implemented:</p>

		<p>CUL-1: Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist and representatives from affected Indian tribes should be contacted. Responsibility for making this determination shall be with the City onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p> <p>With the above contingency mitigation incorporation, potential for impact to cultural resources will be reduced to a less than significant level. No additional mitigation is required.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>An acoustical analysis of the site was completed in December 2014 by architects DGa, Davy & Associates, Inc.</p> <p>The noise measurements found that noise levels at the southwest building line for all floors, as well as for the pre-school building, will exceed the level allowed pursuant to the City of Yorba Linda's Noise Control Ordinance. The highest level of noise exposure is anticipated to occur at the third floor of the southwest building line, where an exterior noise level of CNEL 66 dBA was recorded. The City's Noise Control Ordinance requires that interior noise levels not exceed CNEL 45 dBA. Given the level of observed exterior noise, mitigation measures are incorporated as part of building construction to achieve acceptable noise reduction. Thus, the acoustical analyses concluded that if all southwest facing perimeter windows and glass doors in Building #1, #2 and the pre-school building are glazed with STC 29 rated glazing, the resulting noise reduction will be a minimum</p>

		<p>of 26 dBA, or to an interior level of 40 dBA, consistent with the interior noise standard set forth by the City's Noise Control Ordinance. With the above mitigation incorporation, potential for impact from noise will be reduced to a less than significant level. No additional mitigation is required.</p> <p>The project is in compliance with HUD's Noise regulation with mitigation.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not served by a US EPA designated sole-source aquifer, is not located within a sole source aquifer watershed, and would not affect a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012, there are no wetlands, marsh, vernal pool, coastal, etc. located on the project site or on any adjacent parcels. Development of the project site would not impact these habitats through either direct removal, filling, or hydrological interruption. The project will not impact on- or off- site wetlands. The project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wild and Scenic Rivers are located within the City of Yorba Linda and the County of Orange. The project is in compliance with the Wild and Scenic Rivers Act.</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</p>

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 City's General Plan and Municipal Code include policies, plans, and regulations governing development of the project site with appropriate land uses. The General Plan designates the project site as an Industrial land use and the Zoning is PD Planned Development – Office and Commercial/RM-30. The site was identified as a housing opportunity site within the 2008-2014 Housing Element (Site 5- Old Canal Road Annex).</p> <p>The project site is currently vacant and undeveloped. There is no existing development on the project site. The project would construct new apartments, a community center with a preschool, open space, a playground, and landscaping. The development of the site, including construction of structures and the removal of vegetation and sparse existing trees would modify the character of the site. However the proposed landscaping would improve the site with significant amounts of vegetation and trees and would include climate-appropriate plantings. The site is s within the Office and Commercial sub-area of the Savi Ranch PD (Planned Development) and surrounded by urbanized development on all sides land including industrial, R&D, big box retail, several restaurants and smaller retail uses to the north and east</p>

		<p>(within the Savi Ranch Retail Center). Also to the immediate east is the Oakcrest Terrace Apartment project. To the west of the project site are hotel and restaurant uses. To the south of the project site, across Oakcrest Circle, is a significant slope leading to the Riverside SR-91 freeway. Given the location of the site and existing surrounding development, the proposed project would be compatible with its surroundings and is not expected to have a negative impact on the surrounding urban environment.</p> <p>The Zoning Code permits 30 du/ac in the RM-30 zone. The proposed project will include 54 multifamily dwelling units in two 3-story buildings, and a 4,317 square foot single-story building will accommodate a preschool, a tech learning center, and a playground on a 3.2 acre site. Based on the number of bedrooms provided within proposed dwelling units, a total of 107 parking stalls is required. The project includes a total of 113 parking stalls, or a surplus of 6 stalls. The project responds to the affordable housing needs identified in the General Plan with new residential units for a mix of income levels. Thus the proposed project is consistent with General Plan policies and the permitted densities and would not conflict with the General Plan or Zoning Code.</p> <p>Chapter 18.10 of the City's Zoning Code establishes regulations and development standards to define and implement appropriate scale and development characteristics for each parcel and to manage conflicts between land uses and reduce nuisances. As part of the Implementation Programs adopted by City Council in conjunction with the 2008-2014 Housing Element, the City adopted the City of Yorba Linda Multifamily Residential Guidelines. Therefore in addition to the development standards set forth in the Yorba Linda Zoning Code, the project is also subject to compliance with the Multi-Family Residential Guidelines.</p> <p>Consistent with the Multi-Family Residential Design Guidelines, the project proposes a contemporary architectural style that draws from the American Farmhouse/Ranch styles noted in the Guidelines. The Guidelines require that materials and colors should be used to enhance buildings and adjacent pedestrian spaces</p>
--	--	---

		<p>through color, shadows, and interesting forms. In this regard, the project utilizes a variety of materials and colors. Also consistent with the Multi-Family Residential Design Guidelines, each dwelling unit will have a private outdoor living space either through a covered patio area (for ground level units) or a balcony areas ranging in area from 75 to 121 square feet.</p> <p>The architecture and design of the project is attractive, and is consistent with other multi-family development projects that have been approved in the City. Moreover, the proposed design will complement each of the surrounding building styles and provide for a range of architectural styles that will contribute positively to the aesthetics of the area.</p> <p>There are no local coastal programs pertaining to the project site.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The following discussion is based on the Engineering Geology Investigation and Phase I Environmental Site Assessment (ESA) prepared by Converse Consultants in June 2013 and May 2016 respectively (Appendix A and B).</p> <p>Soil Suitability – Based on the nature of the underlying geologic materials, the gentle site topography, and the lack of visible evidence, landsliding is not anticipated to be a hazard to the project. The site is not in a liquefaction hazard zone designated by the State of California (CGS, 2001).</p> <p>Slope - The site appears to have been previously graded. The terrain of the project site is generally flat with a slight downward gradient towards the norther corner of the site. An existing slope descends from the site toward the perimeter at an approximate gradient of 2H:1V along the northwest, northeast and southeast sides of the site. This slope varies from approximately 5 to 30 feet in height and is covered by low level plants and trees. The stability analysis performed for the slope indicated that the, the slopes are considered grossly stable.</p> <p>Erosion - The project site would be mostly covered by impervious surfaces (hardscape) with some</p>

		<p>landscaping, so the proposed project would not result in erosion impacts on □ site or off □ site.</p> <p>Drainage – Project implementation would slightly change the existing drainage pattern of the site. The existing site topography consists of a relatively flat plateau, with large (25') slopes along the north and east frontages. Reflected on the conceptual grading and drainage plan, the Project proposes only minor grading to establish building pads and to encourage drainage. As proposed, all three of the proposed buildings would situate at about the same grade (i.e., ±363 feet), with a slight (i.e., 0.5 foot) high point in the middle of the site to facilitate drainage. Specifically, the one-half foot elevation increase at the site mid-point would allow stormwater to be conveyed partially to the north and partially to south, to on-site drainage facilities (i.e., swales and underground pipes) which ultimately connect to the public storm drain system.</p> <p>Final project stormwater drainage plans would be submitted to the City Engineer for review and approval. This review process would ensure that the quantity of stormwater runoff generated as a result of the reintroduction of permeable surfaces on the project site could be accommodated by the existing stormdrain system. Site runoff would discharge into an existing municipal storm drain system in Eastpark Drive. Additionally, during construction activities and project operation, the project would be required to satisfy all applicable requirements of the National Pollutant Discharge Elimination System (NPDES). Consequently, project implementation would not create runoff that would significantly impact the stormwater drainage system.</p>
Hazards and Nuisances including Site Safety and Noise	3	<p>The City of Yorba Linda Planning Commission site planning and architectural design for the project June 24, 2015 staff report stated that:</p> <p>The most recent traffic analysis for the Costco Fueling Station project in Savi Ranch by Urban Crossroads, consulting traffic engineers, dated March 14, 2014, assumed that the subject property would be developed at the maximum number of dwelling units presumed in the 2008-2014 Yorba</p>

Linda Housing Element (i.e., 84 units). The study conclusions found that, with incorporation of mitigation measures, project-related traffic impacts would be less than significant, although on a cumulative basis with or without the project, under future Year 2035 conditions, significant traffic impacts would occur at the intersections of Weir Canyon/La Palma and Weir Canyon and Savi Ranch Parkway. Due to roadway constraints, improvements to alleviate this future cumulative traffic condition were deemed infeasible at the present time. This finding is consistent with the prior traffic analyses that were conducted for the 2008-2014 Housing Element Program EIR, which also found that cumulative impacts under Year 2035 conditions would be significant and unavoidable at the intersection of Weir Canyon and Savi Ranch Parkway. A statement of overriding consideration was adopted as a part of the certified Program EIR in relation to future cumulative traffic impacts associated with Housing Element build out. Since the proposed project includes fewer dwelling units than were assumed in each of these traffic analyses (i.e., 84 units assumed vs. 54 units proposed), the conclusions in these studies represent a "worst-case" with respect to the current project's associated traffic impacts. In reality, given that the project proposes thirty (30) fewer dwelling units than analyzed in these prior studies, actual traffic impacts associated with the proposed project would be less than anticipated.

Additionally, the City Traffic Engineer and Orange County Fire Authority (OCFA) have reviewed the site plan. No hazardous design features or other on-site circulation constraints were identified by either party. Among other conditions of approval requested to be placed on the project by OCFA is a condition requiring submittal of a fire master plan and sprinkler plans for review and approval.

An acoustical analysis of the site was completed in December 2014 by architects DGa, Davy & Associates, Inc. The noise measurements found that noise levels at the southwest building line for all floors, as well as for the pre-school building, will

		<p>exceed the level allowed pursuant to the City's Noise Control Ordinance. The highest level of noise exposure is anticipated to occur at the third floor of the southwest building line, where an exterior noise level of CNEL 66 dBA was recorded. The City's Noise Control Ordinance requires that interior noise levels not exceed CNEL 45 dBA. Given the level of observed exterior noise, mitigation measures need to be incorporated as part of building construction to achieve acceptable noise reduction. Thus, the acoustical analyses concluded that if all southwest facing perimeter windows and glass doors in Building #1, #2 and the pre-school building are glazed with STC 29 rated glazing, the resulting noise reduction will be a minimum of 26 dBA, or to an interior level of 40 dBA, consistent with the interior noise standard set forth by the City's Noise Control Ordinance.</p> <p>While noise level increase would be audible during construction surrounding the project area, the City of Yorba Linda Municipal Code Title 8, Chapter 8.32.090 and Title 15, Chapter 15.48.010 states that construction activities are exempt from the exterior noise standards if construction activities occur between the hours of 7:00 AM to 8:00 PM Monday through Saturday. In addition, the noise levels would be short-term in nature at each construction location and the applicant would use standard noise reduction measures, which are included as mitigation. The mitigation measures would ensure that construction-related noise are less than significant, according to the Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012.</p>
Energy Consumption	2	<p>As stated on the Yorba Linda Housing Element and Implementation Programs EIR prepared by Impact Sciences, Inc. in February of 2011, the proposed project would increase overall electricity and natural gas demand, but, as previously discussed above, would meet or exceed Title 24 energy conservation standards, which would reduce the proposed project's net impact on energy resources. Additionally, the Southern California Gas Company and Southern California Edison have</p>

		<p>indicated that service can be provided to the proposed project for natural gas.</p> <p>Further, according to the City of Yorba Linda Planning Commission approved site planning and architectural design for the project, the project is being designed to incorporate energy and environmental aspects to successfully target the LEED standards for GOLD. Included in these efforts will be a solar panel system as a part of the project's carport structures with the primary intent to offset the energy needs for the common areas of the project including the pre-school and leasing space facility. Thus, impacts would be less than significant.</p>
--	--	---

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>In addition to the new dwelling units, the project includes a Community Clubhouse, a playground, and other open space areas. The community clubhouse would provide improved recreational facilities and various economic mobility classes. The additional residents would potentially create a new socioeconomic mix expected to add more disposable income to the neighborhood and more diversity to the mix of neighbors and participants in the neighborhood's institutions.</p> <p>According to the Market Conditions and Project Evaluation Summary of Oakcrest Heights prepared by Novogradac & Company LLP in February 2016, the project is located in an area with primarily commercial uses and offers employment opportunities at various skill levels. The most prevalent type of employment in the area is in the health care/social assistance, manufacturing, retail trade, and educational services sectors, providing job opportunities to the Subject's tenants. The area's employment trends show that, while total employment has increased over the last few years in the Los Angeles-Long Beach-Anaheim, California Metropolitan Statistical Area (MSA), the unemployment rate is still relatively high compared to the nation.</p> <p>The 2008-2014 City of Yorba Linda Housing Element indicated that in June 2007, the Orange County Business</p>

		<p>Council published the results of its first Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its impact on the business community. Based on the following criteria, the scorecard rates each jurisdiction's record over the 1991-2005 and 2005-2030 periods in addressing workforce housing needs:</p> <ul style="list-style-type: none"> • Number of jobs, rewarding cities that promote job growth • Housing unit density • Housing growth, rewarding cities that promote housing growth • Jobs/housing balance <p>Of the 34 cities in Orange County, Yorba Linda ranked 14th in the cumulative scorecard for the years 1991-2005 and the upcoming years 2005-2030 related to generating both new jobs and the supply of homes necessary to house these new workers. With the projected remaining development potential, Yorba Linda is expected to continue a jobs/housing balance of 0.78 jobs per housing unit, demonstrating the small employment base in the City.</p>
Demographic Character Changes, Displacement	2	<p>The project site is currently vacant and undeveloped. There are no existing buildings or structures on the site. The proposed project would add up to 54 new dwelling units to the area and approximately 162 additional residents of the project site, based on the current persons per household estimate of 3.0.</p> <p>The proposed project responds to the affordable housing needs identified in the General Plan with new residential units for a mix of income levels (available for a range of income levels 20 to 80 percent of Area Median Income [AMI]).</p> <p>There are no existing buildings or structures on the site, no residents will be displaced. A relocation plan is not necessary.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The site is located within the Orange Unified School District, which serves the Subject's neighborhood. This school district offers 27 elementary schools, six middle schools, five high schools.</p> <p>There are no institutes of higher education within the primary market area (PMA). The closest institute of higher education is Santiago Canyon College a two-year community college located 5.6 miles south of the site.</p> <p>The project site falls into the Running Springs Elementary School zone, and is also within El Rancho Middle School zone and the Canyon High School zone. The proposed project would result in a total of up to 54 additional units on the project site. This increase would add approximately 22 new students to Orange Unified School District (OUSD) schools, based on student generation rates used by OUSD.¹ The OUSD currently has the capacity to enroll these additional students.</p> <p>As determined in the Yorba Linda Housing Element Update and Implementation Programs Environmental Impact Report (EIR), future development on the identified housing sites could result in a substantial increase in student population, which would require additional school facilities and personnel. The EIR concludes that according to Government Code Section 65995, the payment of school impact fees, authorized by Senate Bill 50, by each individual project will fully mitigate the impact of the Housing Element on local schools from multifamily residential development. The impact to school services would be less than significant. Construction and operation of new school facilities would be funded through school impact fees assessed on new developments that occur within the school district. The project would contribute school impact fees based on square footage shown on the building plans during plan check review.</p>
Commercial Facilities	2	<p>The project site is surrounded by a range of businesses as it is located in a primarily commercial Planned Development. The first phase of the Subject development</p>

¹ Current data taken from Yorba Linda Housing Element and Implementation Programs EIR, 2011.

		<p>is currently under construction adjacent to the Subject site. Good quality affordable housing is limited in the area and construction of the Subject will have a positive impact on the surrounding neighborhood. All major shopping, employment, and recreational amenities, as well as necessary services, are located within reasonable proximity to the Subject. South of the site, land use consists of an Extended Stay America in excellent condition. Land use north of the Subject site consists of various office buildings in good condition. Land use to the northeast consists of commercial developments including a La-Z-Boy furniture store and a Best Buy in excellent condition. Land use to the west consists of additional office buildings in good condition. Land use to the north, south, east, and west is also zoned Savi Ranch Planned Development. (Source: Market Conditions and Project Evaluation Summary of Oakcrest Heights prepared by Novogradac & Company LLP in February 2016)</p>
Health Care and Social Services	1	<p>Residents may utilize numerous health care facilities, although not all are within walking distance of the project site. These facilities include Kaiser Permanente Orange County – Anaheim Medical Center, located approximately 6.2 miles to the west of the site. A general medical and surgical hospital with 436 beds, some of the services include: a Cancer Care Center, Cardiology, Head and Neck Surgery, Neurology, Orthopedics, Physical Therapy, and women’s Health. (Source: Market Conditions and Project Evaluation Summary of Oakcrest Heights prepared by Novogradac & Company LLP in May 2016)</p> <p>Many community services and amenities are located in close proximity to the project site, including day-care programs, schools, and churches. The Project includes a community center and Pre-school onsite.</p>
Solid Waste Disposal / Recycling	2	<p>All waste generated in the City of Yorba Linda is collected by Yorba Linda Disposal Services (YLDS). YLDS is a subsidiary of Taormina Industries, which also serves several surrounding cities. Waste is picked up in neighborhoods once a week and is taken to the CVT Regional Materials Recovery Facility in Anaheim (MRF) for separation and processing. At the MRF, the waste is sorted into trash and recyclables. The trash is then processed at CVT’s Regional Waste Transfer Center before being transported to the Olinda-Alpha Landfill, which is located at 1942 N. Valencia Avenue in</p>

		<p>unincorporated Orange County just north of the City of Brea. The Olinda Alpha Landfill has a permitted capacity to receive up to 8,000 tons per day and currently receives 5,500 tons of solid waste per day. The Olinda Alpha Landfill has an estimated remaining capacity of 27.3 million cubic yards and is anticipated to close in 2021. Once the Olinda Alpha Landfill reaches capacity and is closed, solid waste generated in the City will be diverted to the Frank R. Bowerman Landfill, located in Irvine, and the Prima Deshecha landfill, located in San Juan Capistrano. The anticipated close dates for these two landfills are 2053 and 2067, respectively.</p> <p>As the landfill is estimated to have capacity to operate until 2021, future development on the sites would not negatively affect operations at the Olinda Alpha Landfill. In addition, upon closure, trash generated by the proposed project would be diverted to other landfills in the County landfill system with available capacity. Overall, the proposed project would not result in any significant impacts to solid waste landfill capacity in Orange County. The impact of the proposed project on local landfills is considered less than significant.</p> <p>(Source: Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012)</p>
Waste Water / Sanitary Sewers	2	<p>The City of Yorba Linda provides wastewater collection services to the eastern portion of the City of Yorba Linda. Sewage from the City of Yorba Linda and surrounding jurisdictions is treated by facilities owned and operated by the Orange County Sanitation District (OCSD) in Fountain Valley and Huntington Beach. Overall, OCSD treatment facilities have the capacity to treat 372 million gallons per day (mgd). In 2008/09, OCSD treatment facilities treated 207 mgd, which equals approximately 55 percent of treatment systems capacity.</p> <p>Within its service boundary, the Yorba Linda Water District owns and maintains nearly 150 miles of various diameter sewer pipes and one sewer lift station. Outside of its political boundary, the YLWD also owns and maintains approximately 18 miles of sewer system in the "Locke Ranch" area.</p>

		<p>Wastewater generation is based upon acreage and a loading factor of 5474 gallons per day (gpd) for a total of 17,517 gpd. With the OCSD treatment system currently operating at a little over half capacity, the addition of approximately 17,517 gallons of sewage per day generated by future development on this site would not result in the plant exceeding capacity. In addition, the proposed project would use highly efficient water fixtures and a gray water system for irrigation and flushing toilets, which would save potable water and decrease sewer outflow to a level that would not affect downstream flows in the City's sanitary sewer network. Therefore, adequate capacity exists to treat sewage generated by the project, and the impact of the proposed project on the sewage treatment system is less than significant.</p> <p>(Source: Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012 and Yorba Linda Housing Element and Implementation Programs EIR prepared by Impact Sciences in February 2011.)</p>
Water Supply	2	<p>The Yorba Linda Water District (YLWD) provides water services in the City of Yorba Linda. The YLWD currently has two sources of supply: (1) water imported from the Metropolitan Water District (MWD) of Southern California through the Municipal Water District of Orange County (MWDOC) and (2) groundwater from the Lower Santa Ana Basin (Orange County Basin). The City's Housing Element EIR 2011, concluded (with 84 units on the project site) that the YLWD has accounted for the increase in water use in the latest Urban Water Management Plan. Additionally, the 2005 UWMP projected a 2010 water demand of 26,039 acre-feet, whereas the current projected water demand for 2010, including recent demands, is 21,297 acre-feet, which is approximately 4,700 acre-feet less than projected demand. For these reasons, sufficient water supplies would be available to serve the proposed project from existing entitlements and resources, and the impact of the proposed project would be less than significant.</p> <p>(Source: Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012 and Yorba Linda Housing Element and</p>

		Implementation Programs EIR prepared by Impact Sciences in February 2011)
Public Safety - Police, Fire and Emergency Medical	2	<p>Police: The proposed project would increase the population of the project site by approximately 162 persons. Though the additional population may increase the number of police service calls and increase response times, it is not anticipated to be a significant increase. In addition, developer impact fees are collected at the time of building permit issuance to offset project impacts.</p> <p>Fire and Emergency: The proposed project would increase the population of the project site by approximately 162 persons, which could increase the demand for fire protection and emergency medical services provided by the Orange County Fire Authority (OCFA). The average response times in the project area are currently within the adopted standard of 7:20 minutes. The Housing Element EIR acknowledged a potential fire service impact if mitigation were not implemented to address service ratio impacts. Implementation of the proposed mitigation measures listed below would require that the project enter into a secured fire protection agreement with OCFA to specify the development's pro rata fair share of funding for capital improvements, and/or personnel; ensure that all traffic signals on public access ways include preemption devices; and require that all electronically operated gates within a development install emergency opening devices. With this mitigation measure, implementation of the proposed project, would not have a negative effect on fire protection services, and this impact is reduced to a less than significant level.</p> <p>(Source: Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012 and Yorba Linda Housing Element and Implementation Programs EIR prepared by Impact Sciences in February 2011)</p>
Parks, Open Space and Recreation	2	The proposed project is anticipated to generate approximately 162 additional people based on a household size of 3.0 persons per household. Based on the City's policy of three acres of parkland per 1,000 residents, the

		<p>proposed project would require an additional 0.48 acres of parkland. The proposed project would include 0.25 acres of outdoor open space and recreation amenities, including a 4,300 community clubhouse and day care center, tot lot playground and picnic/play and bbq areas. Further, residential projects are required to pay developer impact fees for Parks and Recreation that would be collected at the time of building permit issuance. Therefore, the project would result in less than significant park and recreation impacts with payment of the park and recreation in-lieu fee.</p> <p>(Source: Oakcrest Terrace (Phase I of the Savi Ranch Project) Initial Study conducted by Impact Sciences in March 2012 and Yorba Linda Housing Element and Implementation Programs EIR prepared by Impact Sciences in February 2011)</p>
Transportation and Accessibility	2	<p>The most recent traffic analysis for the Costco Fueling Station project in Savi Ranch by Urban Crossroads, consulting traffic engineers, dated March 14, 2014, assumed that the subject property would be developed at the maximum number of dwelling units presumed in the 2008-2014 Yorba Linda Housing Element (i.e., 84 units). The study conclusions found that, with incorporation of mitigation measures, project-related traffic impacts would be less than significant, although on a cumulative basis with or without the project, under future Year 2035 conditions, significant traffic impacts would occur at the intersections of Weir Canyon/La Palma and Weir Canyon and Savi Ranch Parkway. Due to roadway constraints, improvements to alleviate this future cumulative traffic condition were deemed infeasible at the present time. This finding is consistent with the prior traffic analyses that were conducted for the 2008-2014 Housing Element Program EIR, which also found that cumulative impacts under Year 2035 conditions would be significant and unavoidable at the intersection of Weir Canyon and Savi Ranch Parkway. A statement of overriding consideration was adopted as a part of the certified Program EIR in relation to future cumulative traffic impacts associated with Housing Element build out. Since the proposed project includes fewer dwelling units than were assumed in each of these traffic analyses</p>

		<p>(i.e., 84 units assumed vs. 54 units proposed), the conclusions in these studies represent a "worst-case" with respect to the current project's associated traffic impacts. In reality, given that the project proposes thirty (30) fewer dwelling units than analyzed in these prior studies, actual traffic impacts associated with the proposed project would be less than anticipated.</p> <p>The proposed Project is located within the Savi Ranch commercial center. There are a number of office and commercial retail uses within close proximity to the proposed Project. The area is currently served by the Orange County Transportation Authority (OCTA) with bus service along Weir Canyon Road via Route 38.</p> <p>The site is accessible from the west side of Oakcrest Circle via the entrance to the Extended Stay America. Oakcrest Circle is a two-lane lightly trafficked commercial road that provides access to Yorba Linda Boulevard via Old Canal Road approximately 0.4 miles west of the site. Oakcrest Circle also intersects with Eastpark Drive at the northeast corner of the site. Eastpark Drive is a circular two-lane lightly trafficked commercial road that provides access to Yorba Linda Boulevard via Savi Ranch Parkway and Old Canal Road. Yorba Linda Boulevard in turn provides access to Riverside Freeway approximately 0.4 miles west of the site. Riverside Freeway provides access to the communities of Anaheim, Orange, and Fullerton west of the site and Corona to the east.</p> <p>(Source: The City of Yorba Linda Planning Commission Staff Report dated June 24, 2015 and Market Conditions and Project Evaluation Summary of Oakcrest Heights prepared by Novogradac & Company LLP in May 2016)</p>
--	--	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no areas designated as Prime and Unique Farmland by the California Resources Agency within the City. The project site is a disturbed site within the Savi Ranch Planned Development and will not convert

		farmland to non-agricultural use. The project site is currently zoned PD Planned Development – Office and Commercial/RM-30 and there is no forest land, timberland, or timberland zoned Timberland Production on the site.
Vegetation, Wildlife	2	Though the proposed project site is vacant and undeveloped, the site and surrounding area occur within a developed and highly disturbed area. The project site does not occur within an area designated as potential habitat for sensitive wildlife or a biological resource area, and the project site is unlikely to provide an important location relative to regional wildlife movement. There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan in the City of Yorba Linda.
Other Factors		No other factors analyzed.

Additional Studies Performed:

The following studies were prepared for the project and are included as appendices to this Environmental Assessment:

- Albus-Keefe & Associates, Inc. October 2016, *Geotechnical Grading Plan Review Report*
- Converse Consultants, June 2013, *Geotechnical Investigation Report*
- Converse Consultants, May 2016, *Phase I Environmental Site Assessment*
- Converse Consultants, July 2015, *Limited Phase II Environmental Site Assessment*
- Converse Consultants, February 2015, *Water Infiltration Test Report*
- Davy & Associates, December 2014, *Acoustical Analysis*
- DCi Engineering, November 2016, *Water Quality Management Plan*
- Impact Sciences, Inc., June 2015, *Air Quality and Greenhouse Gas Report*
- Novogradac & Company, February 2016, *A Market Conditions and Project Evaluation Summary*

Field Inspection (Date and completed by):

Field inspections performed for studies listed above.

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

The following documents are incorporated by reference and are available for review at the City of Yorba Linda in the City's Planning Division.

- Yorba Linda 2008-2014 Housing Element and Implementation Programs Draft Environmental Impact Report (EIR) and Final EIR (State Clearinghouse Number 2010051079)
- City of Yorba Linda General Plan, 1993
- City of Yorba Linda Draft General Plan Update, 2016
- City of Yorba Linda General Plan EIR (State Clearinghouse Number 2016031025)
- City of Yorba Linda Municipal Code

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

The site was identified in the 2008-2014 Housing Element and Implementation Programs, adopted by the City Council in October, 2011, as a rezone site (i.e., Site No. 5-Old Canal Road Annex) to support Regional Housing Needs Assessment (RHNA) housing growth targets. As such, the site was included in the public outreach that occurred for the City's Housing Element, which included:

- A community workshop and resident surveys
- Community meeting with property owners of potential rezone sites
- Planning Commission review – 2 meetings
- City Council review – 6 meetings

Upon the conclusion of Council discussion, staff was directed to "place a Measure B vote on the June 5, 2012 Primary Election and separate it into two measures, the Savi Ranch Planned Development (Oakcrest Terrace 69 units and Oakcrest Heights 54 units) and nine rezoning sites." A professional services agreement with Lilley Planning Group was entered into on February 15, 2012 to prepare and undertake the 2008-2014 Housing Element Implementation Measure B Election Community Outreach Program. Outreach Program activities consisted two community meetings (April 25 and 28, 2012); information booths at the farmers market, Lobsterfest, seniors lunch days at community center and at the public library; social media tools; and an article in the City's Summer Activity Guide. Staff and the consultant team appeared before the City Council on April 17, 2012 with an Outreach Program update, and again on June 5, 2012 with an Outreach Program wrap up.

The 2008-2014 Housing Element Implementation Measure B Election Community Outreach Program was recognized by the California Chapter of the American Planning Association with an Award of Merit at the 2013 Statewide Conference. The Orange Section of the California Chapter also recognized the Outreach Program as the 2013 Outstanding Planning Award – Education Project.

Both Measures H and I, appearing on the June 5, 2012 Primary Election received a majority vote of the Yorba Linda electorate. Measure H (consisting of the Savi Ranch properties) was passed by the voters with a vote of 61% to 39%; while the Measure I ballot question was approved with a 53% to 47% vote of the electorate.

Further, a community open house was held specifically for the proposed project, Oakcrest Heights, and the project was reviewed by the Planning Commission in a public meeting on June 25, 2015.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is not part of a series of activities. The project would not result in additional cumulative impacts from future related actions.

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

The proposed project applicant, National Community Renaissance (National CORE) has purchased the property to augment the provision of housing and services located on the Project site as part of the its commitment to provide affordable housing to City of Yorba Linda residents.

- **Residential Alternative** – The project could be designed as an entirely multi-family housing project and still be operated by the project applicant. This alternative would not offer the residents the pre-school, recreational, community, and daycare support opportunities provided through the community clubhouse. This alternative was rejected by the project applicant because it did not provide quality amenities and was not in the best interests of the residents.
- **Alternative Site** – The project site is ideally situated in the City of Yorba Linda adjacent to the Oakcrest Terrace (Savi Ranch Phase I) residential project and commercial shopping, affording the residents convenient access to public services. No other site is currently owned by the project applicant offering this type of opportunity.
- **Alternative Use** – The mission of National CORE is to provide high-quality affordable housing in partnership with community support services to low-income residents. The City Yorba Linda is in need of high-quality, affordable, well-maintained, and managed housing. Providing affordable housing on the project site is the appropriate use of the land and consistent with the City of Yorba Linda General Plan and Housing Element. Alternative uses would not be consistent with the General Plan and Housing Element.

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

The no action alternative will not construct multi-family dwelling units or support the pre-school, community clubhouse and recreation and open space uses on project site and it would remain a vacant, undeveloped site.

Summary of Findings and Conclusions:

For several environmental issues, the project would result in minor adverse but mitigable impacts. No impacts are potentially significant to the extent that an Environmental Impact Statement would be required.

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
Community Development Department	CUL-1: Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist and representatives from affected Indian tribes should be contacted. Responsibility for making this determination shall be with the City onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
Department of Public Works	GEO-1: Prior to the issuance of grading permits, the earthwork recommendations identified in Section 10.0, Site Grading/ Earthwork Recommendations and the various design recommendations identified in Section 12.0 Design Recommendations (located in the Geotechnical Investigation Report Appendix) shall be approved of by the City Engineer and implemented by the construction contractor for the project.
Department of Public Works	GEO-2: During construction, the recommendations in Section 13.0 Construction Considerations (located in the Geotechnical Investigation Report Appendix) shall be approved of by the City Engineer and implemented by the construction contractor for the project.
Department of Public Works/ City Engineer	NOISE-1: For all demolition and construction activities, additional noise-attenuation techniques shall be employed as needed to ensure that noise remains as low as possible during construction. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise:

	<ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption to sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City of Yorba Linda or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City of Yorba Linda prior to issuance of a grading permit.
Department of Public Works/ City Engineer	NOISE-2: All southwest facing perimeter windows and glass doors in Building #1, #2 and the pre-school building shall be glazed with STC 29 rated glazing, the resulting noise reduction shall be a minimum of 26 dBA, or to an interior level of 40 dBA.
Department of Community Development / Orange County Fire Authority	FS-1: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer may be required to enter into a Secured Fire Protection Agreement with the Orange County Fire Authority. This Agreement shall specify the

	developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process.
Department of Community Development	PS-1: Prior to individual project approval, the project applicant(s) shall pay the development impact as set forth by the OUSD at the then current rate. Fees shall be paid based on the square-footage of development for multifamily residential units as required by OUSD policy.

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: _____

Cindy Wolfe

Date: _____

4/25/17

Name/Title/Organization: Cindy Wolfe, Admin. Manager I, County of Orange/HCD&HP

Certifying Officer Signature: _____

John Viafora

Date: _____

4-25-17

Name/Title: John Viafora, HCD/HP Manager

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).

