



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

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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: Della Rosa Housing Development Project

Responsible Entity: Affirmed Housing Group, Inc.

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 project is located in the City of Westminster, on the busy intersection of Beach Blvd which runs north and south. The project site is adjacent to Midway City, in the unincorporated area of the County of Orange. The address is 14800 Beach Blvd, Westminster CA 92683. The project is located in the 06.059.0997.01 census tract. APN: # 097-121-25.

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

The construction type is two and three story walk up, wood framed buildings on grade. There are four buildings total which run north and south adjacent to Beach Boulevard. To the north of the project is Madison Avenue and to the South of the project is Washington Avenue, both of which are shared streets with Midway City to the East. Each building's second floor is set back from the street creating aesthetically pleasing articulation along the street with uniquely-placed design features that catch the eye. The project offers thirty-one parking spaces, with twenty-four of those spaces built as parking garages across three of the buildings. The project includes fifty apartment units in total, with twenty-five of the units set aside as permanent supportive housing units serving chronically homeless individuals.

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

Della Rosa is a two and three story new construction, affordable housing development serving both homeless individuals experiencing chronic homelessness and low income seniors experiencing the burden of high rent in the submarket of Westminster.

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

The site is currently developed with around a 10,530 square foot, single-story commercial building constructed of wood frame and stucco on a slab-on grade foundation. Asphalt paves parking areas are located to the north, east, and south of the Site building. The site building consists of several consolidated suites which are primarily used for retail storage of mattresses, bean bags, store displays, fixtures, furniture and salon equipment. The area surrounding the site generally consists of residential and commercial properties. Directly to the North of the site is Madison Avenue, then Boulevard Florist a commercial use. To the south of the site is Washington Avenue, then Chevron Gasoline Station. East of the site there are multifamily residential properties, located in Midway City, unincorporated County territory. To the West of the site is Beach Boulevard, then the Westminster Memorial Park (cemetery). Beach Boulevard runs 122 miles through the County of Orange and is a large arterial road in the County.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	1,200,000
	Project Based Housing Choice Vouchers	

Estimated Total HUD Funded Amount:

\$1,200,000

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

\$16,000,000

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"/>	<p>The Project site is located within the Airport Environs Land Use Plan height restriction area for the Los Alamitos Joint Forces Training Base. However, the Project is only three stories high, well under the aviation height restriction in the area. Therefore, the Project is not anticipated to have any impacts associated with a public airport or the safety of people working within the airport environs.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
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"/>	<p>The project is not in a Coastal Barrier Resources Area (CBRA). California is not a State located in the Coastal Barrier Resources Area.</p>
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"/>	<p>The proposed Project includes the construction of housing. However, the Project site is located within Zone X per the Federal Emergency Management Agency (FEMA) and on the Federal Flood Insurance Rate Map Panel No. 06059C-0251J (2009). The site is located outside the 100-year flood plain. Therefore, no impacts relative to the 100-year flood hazard will occur as a result of the proposed Project.</p>

		(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>An Air Quality Study dated December 20, 2016 prepared by Hodge & Associates analyzed the air quality impacts from the proposed Della Rosa Housing project. Projects such as the proposed apartments do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts, and programs relative to population, housing, employment, and land use is the primary yardstick by which impact significance of planned growth is determined. Therefore, the Della Rosa Apartments Project has no impact on implementation of or is in conflict with the applicable air quality plan for the South Coast Air Basin.</p> <p>The Project involves construction of a 50-unit apartment project on Beach Boulevard in the City of Westminster. Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds. The only mitigation measure modeled is shown below.</p> <p><i>Mitigation Measure 1 - Exposed surfaces will be watered two times per day during grading activities.</i></p> <p>Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, mitigation through enhanced dust control measures is recommended for use because of the non-attainment status of the air basin and the proximity of existing residences. Mitigation measures are recommended to further reduce short-term impacts associated with construction emissions in compliance with</p>

the SCAQMD. Therefore, no impacts to this topical area would result from the Project with implementation of the following recommended mitigation measures.

Similarly, ozone precursor emissions (ROG and NOX) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended.

Mitigation Measure 2 - During construction activities, the contractor shall ensure that measures are complied with to reduce short-term (construction) air quality impacts associated with the Project: a) apply soil stabilizers or moisten inactive disturbed areas (such as covering stock piles with tarps) to meet South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust); b) stabilize previously disturbed areas if subsequent construction is delayed; c) apply water two times daily, or non-toxic soil stabilizers according to manufacturer's specifications, to all disturbed unpaved surfaces; d) minimize in-out traffic from construction zone; e) cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; f) sweep streets daily if visible soil material is carried out from the construction site; g) prepare a high wind dust control plan; h) cover all stock piles with tarps at the end of each day as needed; i) provide water spray during loading and unloading of earthen materials; j) utilize well-tuned off-road construction equipment; k) establish a preference for contractors using Tier 3 or better heavy equipment; and l) enforce 5-minute idling limits both on-road trucks and off-road equipment.

Mitigation Measure 3 - During construction activities, the Project

contractor shall ensure that the Project will comply with SCAQMD Rule 402 (Nuisance) Rule 402 prohibits the discharge from any source quantities of air contaminants or other material which would cause injury, detriment, nuisance, or annoyance to any considerable number of persons, the public, or damage to business or property.

Ongoing operational emissions are not anticipated to exceed their respective SCAQMD significance thresholds. Therefore, there will be no impact from operational activities ongoing with the Project.

The Project site is located in the South Coast Air Basin that is a designated non-attainment area. The Project does not represent significant growth beyond that already previously evaluated and forecasted for air quality cumulative impacts of basin-wide growth and development. Therefore, the Project will result in less than significant impacts cumulatively to air quality.

The project will involve minimal grading, because the site is already flat. Proposed mitigation measures will also significantly reduce impacts from construction activities. Therefore, it is not anticipated that the Project will result in any significant impacts to sensitive receptors.

The project will not create any objectionable odors. Additionally, the Westminster Memorial crematorium located west of the Project site is not expected to produce nuisance odors due to the use of natural gas and effective pollution control devices that will render smoke and odor emissions negligible. Therefore, the proposed Project will not result in any significant impacts of objectionable odors affecting a substantial number of people.

<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>Project site is not within a coastal zone. The site is approximately 5 miles from the coast.</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 checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Project will not be a generator of hazardous materials. However, the Project includes demolition of an older commercial structure on the site that could contain lead or other hazardous material associated with older development. A mitigation measure is proposed to cover any potential release of hazardous materials through the demolition of these structures. No significant hazardous materials would be stored or handled on-site associated with the operational characteristics of the Project once it is developed.</p> <p><i>Mitigation Measure 4 - Prior to demolition of the existing commercial structure on the Project site, the contractor shall survey the structure to determine the presence of any hazardous substances such as asbestos or lead-based paint. If such materials are present, they will be remediated using mandatory procedures specified by the SCAQMD (Rule 4102, Asbestos Emissions from Demolition/Renovation Activities) and state air toxics agencies.</i></p> <p>There are no schools within one-quarter mile of the Della Rosa Apartments Project. However, there are the presence of sensitive receptors (residences) in proximity to the Project site which necessitate mitigation measures. The construction of the Project will include short-term use of construction equipment that will emit emissions, and the use of construction material, such as paint, including hazardous materials. The operations of the proposed Project, however, will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Additionally, in relation to construction activities, the proper use and maintenance of equipment, along with the use of general common sense,</p>

		<p>greatly reduces the potential for contamination. A mitigation measure is presented below that addresses hazardous materials related to short-term construction activities.</p> <p><i>Mitigation Measure 5 - During construction of the Project the applicant shall ensure that grading and building plans include the following measures and that the measures shall be followed by the construction contractor and crew: a) the storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment shall be a minimum of 45meters (150 feet) from any drainage, water supply, or other water features; b) hazardous materials stored on-site shall be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure; c) whenever possible, all of a product shall be used up before disposal of its container; d) if surplus product must be disposed of, the manufacturer's or the local and state recommended methods for disposal shall be followed; e) spills shall be contained and cleaned up immediately after discovery. Manufacturer's methods for spill cleanup of a material shall be followed as described on the Material Safety Data Sheets (MSDS) for each product.</i></p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site has been previously graded in conjunction with the prior land uses. The site is located in an area developed with urban land uses, including commercial and residential structures. The site does not contain any sensitive habitat or wildlife resources. Therefore, the Project will not result in any impacts.</p>

		<p>The Project sites do not contain any riparian habitat or sensitive natural communities. Therefore, no impacts to riparian or other sensitive natural communities are anticipated.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Della Rosa Affordable Apartments site is not on a list of hazardous sites. However, three sites near the Project (two across Beach Boulevard south of the Project site and one on Jackson Street southeast of the Project) have been assessed for leaking underground storage tanks (LUST). The sites have been completed for cleanup and the cases are closed. Therefore, the Project site presents no issues to the proposed apartments, and impacts to this issue area are less than significant.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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. Consequently, there would be no impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as a result of development of the project site.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is located within Zone X per the Federal Emergency Management Agency (FEMA) and on the Federal Flood Insurance Rate Map Panel No. 06059C-0251J (2009). The site is located outside the 100-year flood plain. Therefore, no impacts relative to the</p>

		100-year flood hazard will occur as a result of the proposed Project.
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 Project site is also surrounded by urban uses, including commercial and residential uses. The site was previously developed as a commercial structure. The sites do not contain any historical resources (including historic structures). Therefore, due to the existing condition of the site, it is anticipated that the Project will not have any impacts.</p> <p>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 the following: to avoid adverse effects to their potential tribal cultural resources on the project site, at the consultation, the tribe would provide information pertaining to the significance of tribal cultural resources and the significance of the project's impacts to these resources. The tribe will provide a variety of resources including, but not limited to; ethnography notes, maps, and oral history. The tribe will also be prepared to discuss mitigation measures they feel are appropriate to protect the tribal cultural resources from substantial adverse change to their significance.</p> <p><i>Mitigation Measure 6 - South Central Coastal Information Center records search resulted in recommending customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant and representatives from affected Indian tribes consultant can assess the find and make recommendations. Excavation of</i></p>

		<p><i>potential cultural resources should not be attempted by project personnel.</i></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>A noise assessment of the Project was completed by Hodge & Associates on December 21, 2016 to determine noise impacts from the proposed Project.</p> <p>There would be no significant new or changed noise impact associated addition of 50 apartment units. Traffic noise resulting from project implementation on area roadways will be less-than significant.</p> <p>Short-term construction noise intrusion and vibration impacts will be limited by standard conditions on construction permits imposed by the City of Westminster. The following construction noise control conditions are recommended:</p> <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. • During construction, stationary construction equipment such as air compressors shall be placed such that emitted noise is directed away from sensitive noise receivers as much as possible. • Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Section 8.28.060E, Exemptions (7:00 a.m. and 8:00 p.m. on weekdays and Saturdays; construction activities are not permitted on Sundays or federal holidays).

Mitigation Measure 7 - The City and the general contractor shall be responsible for limiting construction activities to 7:00 a.m. to 8:00 p.m. Monday through Saturday. No noise generating construction activities shall occur on Sundays and holidays. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Manager. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

Mitigation Measure 8 - All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. During construction, stationary construction equipment such as air compressors shall be placed such that emitted noise is directed away from sensitive noise receivers as much as possible.

Vibration levels from heavy equipment may be noticeable at times at the nearest residence, but will not cause any structural damage. Nevertheless, to ensure adequate vibration protection the following mitigation measure is recommended:

		<p><i>Mitigation Measure 9 - Only small bulldozers shall be permitted to operate within 56 feet of the nearest residences structures.</i></p> <p>Residential habitable rooms facing Beach Boulevard will meet the 45 dB CNEL interior noise standard with no acoustical mitigation except the option to close windows. Window closure requires that supplemental ventilation be provided to rooms facing Beach Boulevard. There are no planned balconies or recreational space along the Beach Boulevard frontage. Documentation of intra-unit sound isolation in party wall or floor/ceiling assemblies shall be included in a final acoustical report required as part of plan check.</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.</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>The site is located in an urbanized area of the City and does not contain wetlands. The Project does not propose any activities that would potentially impact wetlands. Therefore, no impacts to wetlands will result from the proposed Project.</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 Westminster and the County of Orange.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project, as proposed, does not have the potential to significantly degrade the quality of the environment, achieve short-term goals at the expense of long-term environmental goals, nor would it have significant impacts, which are individually limited but cumulatively considerable. The project would not have environmental effects, which</p>

		would cause significant adverse impacts on human beings, either directly or indirectly.
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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 proposed Project site is currently zoned C-1, “Local Business,” and the General Plan Land Use Designation is “Neighborhood Commercial.” Both designations allow supportive housing up to 40 units per acre. The net lot area only allows for 23 units. However, the applicant is also applying for a density bonus to provide 50 units in the Project and concessions from the Development Code in exchange for providing affordable housing. The density bonus available for the project allows an additional 27 units through state law. Additionally, the proposed Project would be consistent with the City’s Housing Element, because the Project is proposed to provide low-cost housing options. The Project would require a Conditional Use Permit for the supportive housing.</p> <p>The Project provides 29 parking spaces, which is allowed under the density bonus law (AB 744) that only requires .5 spaces per bedroom. Only 28 spaces would be required with the expectation that many of the residents will not own vehicles and will rely on public transportation. The</p>

		<p>Project is eligible for parking concessions because it is supportive housing. Therefore, it is anticipated that the proposed apartment complex will result in less than significant impacts relative to land use.</p> <p>The Project is compatible with surrounding land uses. The Project will not physically divide an established community. Therefore, no significant impacts relative to this topic will result due to the implementation of the Project.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>The site is located in an area of the City that is designated as Moderate Liquefaction Potential per the City's General Plan. The site is also located in a liquefaction hazard area, based on the California Department of Conservation's Official Maps of Seismic Hazard Zones Newport Beach-Quadrangle (1998). However, the Project is not located in a High Liquefaction Potential Zone. Also, the new apartments will be constructed utilizing contemporary building codes with seismic standards. Therefore, all potential impacts relative to geology and soils are at a less than significant level.</p> <p>The property is flat. The site is not subject to potential impacts associated with landslides. Therefore, it is not anticipated that Project activities will result in any impacts associated with landslides.</p> <p>The Project will not result in any impacts to soil erosion or loss of topsoil. The site has been previously graded in conjunction with the existing uses. The site is relatively flat in topography and will not require extensive grading. Therefore, there are no impacts from the Project in the area of potential loss of topsoil.</p> <p>The geology of the site and soil conditions are consistent with most properties in the City of Westminster. Due to the nature of the Project, all potential impacts relative to geology and soils are at a less than significant level.</p> <p>The Project, construction of new supportive housing, will involve minimal grading. Building foundations will be designed for compatibility with expansive soils. All potential impacts relative to geology and soils will be at a less than significant level.</p> <p>The Project site will be served by the local sewer and water system; as such, the Project does not involve issues</p>

		<p>pertaining to soils incapable of supporting septic tanks or alternative wastewater disposal systems.</p> <p>Implementation of the Project will include compliance with the adopted Drainage Area Management Plan and adoption of Best Management Practices for handling any runoff from the proposed apartment buildings or the parking area. The BMPs are construction devices, procedures and methods that are implemented to reduce (or eliminate) source pollution (runoff). The Project will disturb less than one acre of the existing site, which does not require the preparation of a Storm Water Pollution Prevention Plan (SWPPP). However, a Water Quality Management Plan has been approved for the Project. Therefore, potential impacts to water quality will be reduced to less than significant level.</p> <p><i>Mitigation Measure 10 - Prior to construction activities, a Water Quality Management Plan (WQMP) will be prepared pursuant to the requirements of the Orange County DAMP and the State Regional Water Quality Control Board.</i></p> <p>The Project implementation at this site does not involve any construction activities (or long-term Project operations) that would impact groundwater. The proposed use at the site is also not anticipated to have any significant impacts relative to groundwater. Therefore, it is not anticipated that the Project will have any significant impact on groundwater. The Project will not impact groundwater supplies or interfere with groundwater recharge.</p> <p>The Project will not result in a significant change to the drainage pattern of the property. The development of the site will not alter the course of a stream or a river. The Project does not propose any alterations to the existing or planned storm drain system in Westminster. Therefore, it is not anticipated that the Project will result in any impacts to erosion or siltation on- or off-site.</p> <p>The Project does not involve any alteration of the existing and/or planned drainage system (pattern) of the area, including a substantial increase in the rate or amount of surface runoff. The Project property has been developed previously. The proposed Project will increase building coverage on the site, but is not anticipated to create runoff beyond that which could be handled by the existing storm</p>
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		<p>drain system. Therefore, the runoff is not anticipated to significantly increase in a manner that would have impacts relative to flooding on or offsite. Therefore, no impacts to this topical area will occur as a result of the Project.</p> <p>The Project is consistent with the capacity of the existing storm drain system in the City of Westminster and will be designed and constructed to comply with storm drain requirements. Additionally, the Project will not provide substantial additional sources of polluted runoff since the improvements will not increase the hard surface area of the site. Therefore, impacts associated with runoff will be less than significant as a result of the proposed Project.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>A noise assessment of the Project was completed by Hodge and Associates on December 21, 2016 to determine noise impacts from the proposed Project. The Project itself will not generate noise levels in excess of standards established in the General Plan. The existing noise environment of the site includes noise associated with the adjacent Beach Boulevard. There are no railroads or concentrated aircraft operations in the immediate vicinity of the Project site.</p>
Energy Consumption	2	<p>A greenhouse gas (GHG) impact analysis was conducted by Hodge & Associates (dated December 20, 2016). The Project is assumed to be built in approximately 1 year. During project construction, the CalEEMod2013.2.2 computer model predicts that the construction activities will generate the annual CO₂e emissions 97.3 metric tons. SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is 3.2 metric tons. GHG impacts from construction are considered individually less-than-significant.</p> <p>The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO₂e emissions are summarized in the CalEEMod2013.2.2 output files found in the appendix of this report.</p> <p>The total operational and annualized construction emissions for the proposed project are: Area Sources 16.9, Energy Utilization 105.3, Mobile Source 320.0, Solid Waste Generation 11.6, and Water Consumption 25.3 with a total project GHG emissions of 482.3 Metric Tons CO₂e.</p>

		<p>Total Project GHG emissions are substantially below the proposed significance threshold of 3,500 MT suggested by the SCAQMD. Hence, the Project will not result in generation of a significant level of greenhouse gases.</p> <p>The City of Westminster has not yet developed a Greenhouse Gas Reduction Plan. The applicable GHG planning document is AB-32. As discussed above, the project is not expected to result in a significant increase in GHG emissions. As a result, the project results in GHG emissions well below the recommended SCAQMD 3,500 ton threshold. Therefore, the project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The median household income in the Primary Market Area (PMA) in 2015 is higher than that of the Metropolitan Statistical Area (MSA), and significantly higher than the nation. Household income growth in the PMA is anticipated to grow at a slightly faster rate compared to the MSA, and a slower rate than the nation between 2015 and 2020. By 2020, the median household income in the PMA will continue to be higher than both the MSA and the national average.</p> <p>The economic base in the area is supported heavily by the Walt Disney Company, with Disneyland located in Anaheim roughly four miles to the northeast of the Subject. Additionally, education and healthcare are well represented among the major employers, with the University of California, Irvine and California State University, Fullerton ranking as the second and tenth largest employers in Orange County, respectively. Seven of the top 25 employers in Orange County are in the healthcare industry.</p> <p>The PMA includes many employment options for area residents. Numerous businesses offering a range of positions and skill levels exist throughout the PMA and many employment opportunities exist within a relatively short distance of the Subject. As of February 2016 the national unemployment rate is 5.2 percent while the MSA's unemployment rate is 5.1 percent. Although the MSA has</p>

		<p>been significantly impacted by the recent recession and mortgage crisis, it appears the MSA has recovered from the recent recession and is currently expanding. The long term economic prognosis is strong for the area.</p> <p>(Source: Market Valuation prepared by Novogradac & Company LLP, April 2016)</p>
Demographic Character Changes, Displacement	2	<p>Population within the PMA has been on an increasing trend since 2000. The population increased at a rate of 0.6 percent annually between 2010 and 2015, slightly higher than the growth rate in the MSA over the same time period. The population in the PMA is forecasted to increase at a 0.7 percent annual rate through 2020, slightly higher than the rate of growth in the MSA but slightly slower in the nation as a whole.</p> <p>Households within the PMA decreased slightly between 2000 and 2010, but increased between 2010 and 2015 at an annual rate of 0.6 percent. The number of households within the PMA is expected to continue to increase, at a 0.8 percent annual rate, through 2020, at which time the PMA is expected to contain 42,556 households. It is forecasted that the household growth rate in the PMA will increase at a faster rate than the MSA and a similar rate as the nation through 2020, which will increase demand for all types of housing.</p> <p>(Source: Market Valuation prepared by Novogradac & Company LLP, April 2016)</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The project involves construction of a 50-unit supportive housing apartment complex. The Project likely would not increase the number of students significantly in the area. Therefore, the Project is not anticipated to have a significant impact on schools.</p>
Commercial Facilities	2	<p>The Subject site is located in close proximity to most services and amenities, including parks, retail, and schools.</p> <ul style="list-style-type: none"> • Chevron – 0.1 mile • Post Office – 0.3 mile • Walgreens – 0.8 mile • Albertson's – 1.4 miles.

		(Source: Market Valuation prepared by Novogradac & Company LLP, April 2016)
Health Care and Social Services	2	<p>The Westminster Family Resource Center partners with several local health agencies to provide counseling, dental and medical assistance, and health and exercise education classes for low income families in the community. The Orange County Community Service Center is also located in Westminster, where representatives from the OC Health Care Agency are available to meet with county residents and provide health-related information, stated in the City of Westminster General Plan adopted in September 2016.</p> <p>The closest hospital to the site is Kinder Hospital, about 1.5 miles that provides transitional care hospitals and inpatient rehabilitation services and Huntington Beach Hospital is about 3 miles away, a community hospital for the residents of Huntington Beach and the surrounding communities.</p>
Solid Waste Disposal / Recycling	2	<p>The Project site is located in the Midway City Sanitary District. The City's General Plan EIR indicates that at build-out solid waste generation could increase by an estimated 21,760 tons per year. The estimate takes into account increases in recycling that will occur and have been occurring under the California Integrated Waste Management Act (AB 939). The General Plan EIR concluded that build-out of the City would not result in a significant impact to solid waste with implementation of the City's Source Reduction and Recycling Element (SRRE). The Project will also be required to comply with SRRE adopted by the City of Westminster to achieve mandated reductions of generated waste. Therefore, the Project itself will not have any significant impact on solid waste disposal. The Project itself will comply with federal, state and local statutes on solid waste disposal.</p>
Waste Water / Sanitary Sewers	2	<p>It is anticipated that all wastewater treatment generated by the Project can be accommodated and treated by existing facilities or those planned by the Orange County Sanitation District (OCSd). The Project does not propose an increase in wastewater treatment capacity beyond that contemplated in the build out of the Westminster General Plan. The proposed Project involves the construction of a 50-unit supportive housing apartment complex. Therefore, it is not anticipated that the proposal will result in any significant impact relative to wastewater or treatment requirements.</p>

		<p>The Project will not result in the significant alteration or expansion of existing utility and service systems. The Project does not create any significant additional burden on these facilities that would require construction of new or expanded facilities. Therefore, the Project will have no impact on existing wastewater treatment facilities.</p>
Water Supply	2	<p>Water is supplied to the City of Westminster by imported water sources purchased from the Metropolitan Water District. The City also has water production wells that pump imported groundwater and provide approximately 60% of the City's water supply. The City's General Plan EIR identified that the approximately 12,527 acre feet per year of water use would occur at build out (2040) for peak demand. The General Plan EIR also noted that although it is anticipated that there will be adequate available water to serve development planned per the General Plan, supplies of imported water to Southern California could be constrained in the future. Therefore, the General Plan EIR emphasized the importance of water conservation and adhering to State and municipal laws requiring water-efficient plumbing fixtures in new structures. The Project proposes a new 50-unit supportive housing apartment complex in line with development projected in the City's General Plan Housing Element. The Project does not represent any development beyond that anticipated in the General Plan that would involve water supply. The Project will comply with all applicable city, state and municipal laws pertaining to water conservation as required through City standard conditions of approval. Therefore, no impacts to this topical area will occur.</p> <p>(Source: Initial Study and Mitigated Negative Declaration, Prepared By Hodge & Associates, December 29, 2016)</p>
Public Safety - Police, Fire and Emergency Medical	3	<p>The City of Westminster Police Department provides law enforcement services to the Project area. The Project involves construction of a new 50-unit supportive housing apartment complex. The improvements are not anticipated to result in a significant increase in calls for service beyond that anticipated in the City of Westminster General Plan. Therefore, impacts are projected to be less than significant.</p> <p>The Orange County Fire Authority provides fire protection and emergency response services for the City. Response times to the site are dependent on various factors. The OCFA response goal is for the first unit to reach the emergency scene within 7 minutes and 20 seconds from receiving the call, 80% of the time. Emergency calls receive</p>

		<p>the quickest response times with alarm calls and non-emergency calls having longer response times respectively. The availability of personnel and extenuating circumstances may further affect response times. The closest fire station to the property is located at 7351 Westminster Boulevard (Station #64) in Westminster, about one and a half miles from the Project site. The Project is also within two miles of a fire station at 15061 Moran Street (Station #66). The proposed Project will not result in any potential significant increase in the number of calls for service to the area beyond that anticipated per the build out of the City's General Plan. The Project development will be subject to compliance with City and OCFA requirements. The proposed Project includes a fire access gate at the front of the building complex. Therefore, it is not anticipated that the proposed Project will result in any significant impacts relative to fire protection services and/or facilities with implementation of the following mitigation measure ensuring compliance with fire protection requirements.</p> <p><i>Mitigation Measure 11 - Prior to the start of building construction activities, the City and the general contractor shall submit Project plans for review and approval by the Fire Chief. The plans shall demonstrate that the Project meets the requirements of the OCFA, Uniform Building Code (UBC) and Titles 19 and 24 of the California Administrative Code.</i></p>
Parks, Open Space and Recreation	2	<p>The proposed Project consists of construction of a new 50-unit supportive housing apartment complex on Beach Boulevard in the City of Westminster. While the new apartments will increase use of existing neighborhood and regional parks, it is not anticipated that the Project will have any impacts on recreation beyond that already projected for build out of the City per the General Plan and would not lead to the physical deterioration of the recreation facilities. Additionally, the Project includes play area equipment and open space designed to accommodate some recreational opportunities on the Project site for residents. Therefore, less than significant impacts to park facilities will occur as a result of this Project.</p>
Transportation and Accessibility	2	<p>The proposed apartment units will be divided among chronically homeless and low income residents, vehicle trips are expected to be significantly less than market-rate units. The projected trips are not significant enough to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the</p>

		<p>circulation system. Therefore, transportation impacts will be less than significant.</p> <p>While Beach Boulevard is on the Orange County Congestion Management Program Network, the Project will not generate a significant amount of vehicle trips during the peak hours. Therefore, the Project will not conflict with an applicable congestion management program (CMP), because it does not add a sufficient number of trips to a CMP intersection to affect existing levels of service. Therefore, less than significant impacts would result due to the implementation of the Project.</p> <p>The Project does not have any impact on existing and/or planned air traffic (or safety risks) because it is under the height limit restriction imposed by its proximity to Los Alamitos Joint Forces Training Facility. Therefore, there are no impacts that would trigger a change in air traffic patterns.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The site has been significantly altered as a result of development. It is located in an urbanized are of Westminster and does not support any unique natural features and/or water resources. No impacts are anticipated.
Vegetation, Wildlife	2	The Della Rosa project site and surrounding area are urbanized, and the site itself contains no natural habitat and no potential to support any species identified as a candidate, sensitive or special status species. With no habitat or species of concern located within the project area, the implementation of the Della Rosa project has no potential for impact to any native biological resources. No impacts are anticipated.
Other Factors		No other factors analyzed.

Additional Studies Performed:

- Initial Study and Mitigated Negative Declaration for Della Rosa Project, Prepared by Hodge & Associates for City of Westminster, December 2016

- Air Quality and GHG Impact Analysis Prepared by Hodge & Associates for City of Westminster, December 2016
- Noise Impact Analysis Prepared by Hodge & Associates for City of Westminster, December 2016
- CRM TECH, Historical/Archaeological Resources Records Check, Della Rosa Housing Development Project, February 2017
- Market Valuation, Prepared by Novogradac & Company, CPA, April 2016

Field Inspection (Date and completed by):

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

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]: The City of Westminster's Initial Study and a Notice of Intent of Intent to Adopt a Mitigated Negative Declaration were circulated for 20 days for public comment. The County of Orange published a Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds for a 15-day public review.

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] Moving forward with this project allows to provide service-enriched affordable rental housing for homeless person and families. The process of identifying a potential vacant site could be limited. By implementing the proposed project, the potential cumulative environmental effects have been determined to have less than significant impacts with the implementation of the mitigation measures.

No Action Alternative [24 CFR 58.40(e)]: The proposed project reflects the City and applicant's objective of providing affordable housing for the homeless. The provision of such housing meets a societal goal of assisting the homeless to get off the streets and reduce difficult health and safety environmental issues associated with living on the streets of Westminster. Thus, based on the project's objectives and the lack of any significant adverse environmental impacts, this project meets both the short- and long-term environmental goals of the City of Westminster, with no identifiable disadvantage for either circumstance.

Summary of Findings and Conclusions: An Initial Study was prepared by Hodge & Associates for City of Westminster, December 2016. The evaluation from the Initial Study determined that either no impact or less than significant impacts would be associated with the issues of agricultural and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population/housing, recreation, and utilities/service systems. The issues of Aesthetics, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise and Public Services require the implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact.

Based on the findings in this Initial Study, the City of Westminster is proposing to adopt a Mitigated Negative Declaration (MND) for the Della Rosa Housing Project, including the proposed general plan amendment, zone change, and development agreement. A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was issued for this project by the City of Westminster.

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.

Mitigation Measure 1 - Exposed surfaces will be watered two times per day during grading activities.

Mitigation Measure 2 - During construction activities, the contractor shall ensure that measures are complied with to reduce short-term (construction) air quality impacts associated with the Project: a) apply soil stabilizers or moisten inactive disturbed areas (such as covering stock piles with tarps) to meet South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust); b) stabilize previously disturbed areas if subsequent construction is delayed; c) apply water two times daily, or non-toxic soil stabilizers according to

manufacturer's specifications, to all disturbed unpaved surfaces; d) minimize in-out traffic from construction zone; e) cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; f) sweep streets daily if visible soil material is carried out from the construction site; g) prepare a high wind dust control plan; h) cover all stock piles with tarps at the end of each day as needed; i) provide water spray during loading and unloading of earthen materials; j) utilize well-tuned off-road construction equipment; k) establish a preference for contractors using Tier 3 or better heavy equipment; and l) enforce 5-minute idling limits both on-road trucks and off-road equipment.

Mitigation Measure 3 - During construction activities, the Project contractor shall ensure that the Project will comply with SCAQMD Rule 402 (Nuisance) Rule 402 prohibits the discharge from any source quantities of air contaminants or other material which would cause injury, detriment, nuisance, or annoyance to any considerable number of persons, the public, or damage to business or property.

Mitigation Measure 4 - Prior to demolition of the existing commercial structure on the Project site, the contractor shall survey the structure to determine the presence of any hazardous substances such as asbestos or lead-based paint. If such materials are present, they will be remediated using mandatory procedures specified by the SCAQMD (Rule 4102, Asbestos Emissions from Demolition/Renovation Activities) and state air toxics agencies.

Mitigation Measure 5 - During construction of the Project the applicant shall ensure that grading and building plans include the following measures and that the measures shall be followed by the construction contractor and crew: a) the storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment shall be a minimum of 45meters (150 feet) from any drainage, water supply, or other water features; b) hazardous materials stored on-site shall be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure; c) whenever possible, all of a product shall be used up before disposal of its container; d) if surplus product must be disposed of, the manufacturer's or the local and state recommended methods for disposal shall be followed; e) spills shall be contained and cleaned up immediately after discovery. Manufacturer's methods for spill cleanup of a material shall be followed as described on the Material Safety Data Sheets (MSDS) for each product.

Mitigation Measure 6 - South Central Coastal Information Center records search resulted in recommending customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant and representatives from affected Indian tribes consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel.

Mitigation Measure 7 - The City and the general contractor shall be responsible for limiting construction activities to 7:00 a.m. to 8:00 p.m. Monday through Saturday. No noise generating construction activities shall occur on Sundays and holidays. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-

site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Manager. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

Mitigation Measure 8 - All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. During construction, stationary construction equipment such as air compressors shall be placed such that emitted noise is directed away from sensitive noise receivers as much as possible.

Mitigation Measure 9 - Only small bulldozers shall be permitted to operate within 56 feet of the nearest residences structures.

Mitigation Measure 10 - Prior to construction activities, a Water Quality Management Plan (WQMP) will be prepared pursuant to the requirements of the Orange County DAMP and the State Regional Water Quality Control Board.

Mitigation Measure 11 - Prior to the start of building construction activities, the City and the general contractor shall submit Project plans for review and approval by the Fire Chief. The plans shall demonstrate that the Project meets the requirements of the OCFA, Uniform Building Code (UBC) and Titles 19 and 24 of the California Administrative Code.

Law, Authority, or Factor	Mitigation Measure

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: 5/23/17

Name/Title/Organization: Cindy Wolfe/Administrative Manager I/County of Orange

Certifying Officer Signature: John V. a Date: 5/23/17

Name/Title: John Viafora/Housing & Community Development 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).