



**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: Fountain Valley Housing

Responsible Entity: OC Housing and Community Development and Homeless Services

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Cindy Wolfe, Administrative Manager/Environmental Coordinator

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

Grant Recipient (if different than Responsible Entity):

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

Direct Comments to: Cindy Wolfe, (714) 480-2869

Project Location: 16790 Harbor Boulevard, Fountain Valley, CA 92704
Census Tract No. 0992.27 / APN 144-251-34 & 144-511-01

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

The Fountain Valley Housing Project (proposed project) consists of new construction of a 50-unit affordable housing development for family households with incomes at 30, 50, and 60 percent of the Area Median Income (AMI) and for homeless veterans with incomes at or below 30 percent of AMI on a 1.96-acre parcel in the City of Fountain Valley (City) (refer to Figure 1, Project Vicinity Map). The project site is located within the Harbor Boulevard South Island Specific Plan (HBSISP), which was adopted on April 13, 2016 and then amended on October 17, 2017. The proposed project's design would be modern and simple with unit mix of three, two, and one bedroom units, which provides options for the families and veterans. The proposed four residential buildings of two to three stories in height would provide: 23 one-bedroom units (ranging from 450 square

feet [sf] to 555 sf); 14 two-bedroom units (ranging from 770 sf to 803 sf); and 13 three-bedroom units (1,085 sf each). The proposed project also includes one 2,500 sf community building (one story) with a large community room and a leasing and management office oriented toward Harbor Boulevard that would create a “buffer” from potential visual and acoustical noises from the Harbor Boulevard. Other on-site amenities would include a tot lot for younger children, a “teen area” equipped with outdoor fitness apparatus and seating, and a BBQ/shade structure. A combination of open, carport and tuck-under parking would be provided along the southern and eastern site borders. A total of 98 parking spaces (48 open parking spaces and 50 covered parking spaces) would be provided; five accessible stalls and three EV stalls would be included within the 98 parking spaces. Also, six on-street parking spaces would be available. Bike racks would be provided throughout the project site near parking lot entries. The landscaping concept consists of a design and drought-tolerant plant palette that is complementary to the architecture and consistent with the overall landscape in the adjacent neighborhood.

The proposed project would serve the following target population:

Population Served	Large Families (3 or more bedrooms)	Families 2 or less bedrooms	Elderly	Homeless	Single-room occupancy	Handicapped
Number of Units	13	37	0	8	0	5

Note: Total of units listed in categories above may exceed total units.

The project site is designated as Commercial Manufacturing by the City of Fountain Valley General Plan and zoned Specific Plan (SP). The project site is governed by the HBSISP, which allows for affordable housing of no greater than 30 units per acre.

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

The purpose of the proposed project is to provide housing to family households with incomes at 30, 50 and 60 percent of the AMI, and to homeless veterans with incomes at or below 30 percent of AMI. Per Orange County’s Consolidated Plan, Orange County currently has the third highest number of military veterans in the State, with an estimated veteran population of 133,000. For Orange County, veterans aged 20 to 24 are about three times as likely to be unemployed as their civilian counterparts and generally face financial hindrances to attaining education enabling career growth. The proposed project would include eight units for the homeless veterans, and engage with the United States Department of Veterans Affairs and an established social service provider, LifeSTEPS, to facilitate the veterans’ well-being and transition.

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

The project site is irregularly shaped and is composed of two parcels totaling 1.95 acres. It consists of a vacant asphalt-paved parking lot bounded by masonry walls on the north, east, and south sides and a security fence on the west side (refer to Figure 2, Site Map). The security fence abuts a frontage road adjacent to South Harbor Boulevard. Two significant easements run through the project site: (1) a 30-foot-wide Southern California Edison (SCE) easement runs

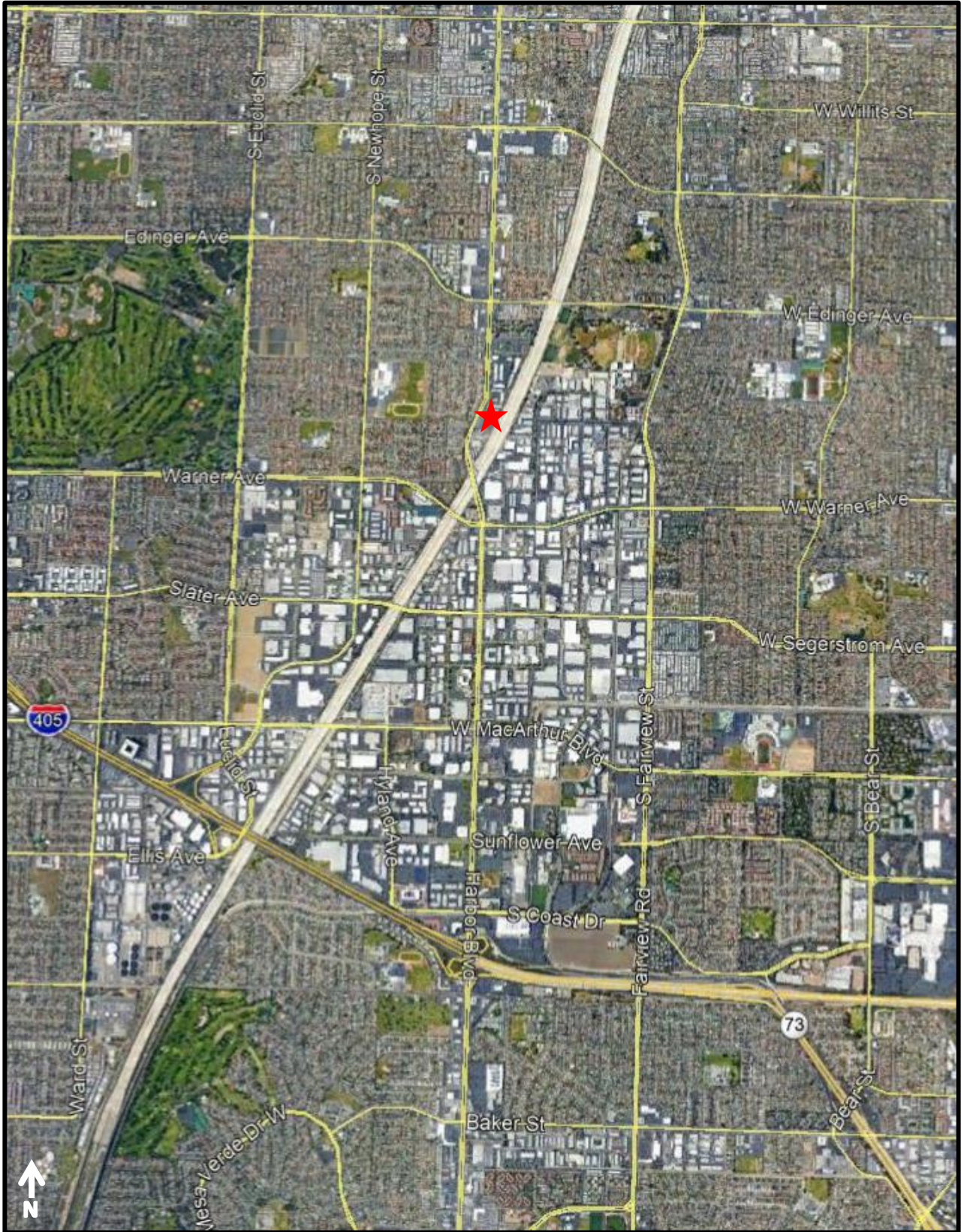
through the middle of the project site in a north-south direction; and (2) a 30-foot-wide sewer easement runs north-south parallel to the eastern property line. The project site is located within the HBSISP Planning Area 1. The Specific Plan area covers approximately 6.5 acres and has historically been occupied by uses such as retail, self-storage facilities, warehouses, outdoor building material storage, truck rentals, vehicle storage and used car lots. The adjoining properties consist of Santa Ana River Channel Flood Control facility to the east; manufacturing/commercial uses to the north; detached and attached single-family homes (across South Harbor Boulevard) to the west; and manufacturing/commercial uses to the south.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$453,600.00
	8 Project-Based Veterans Affairs Supportive Housing (VASH) Vouchers	

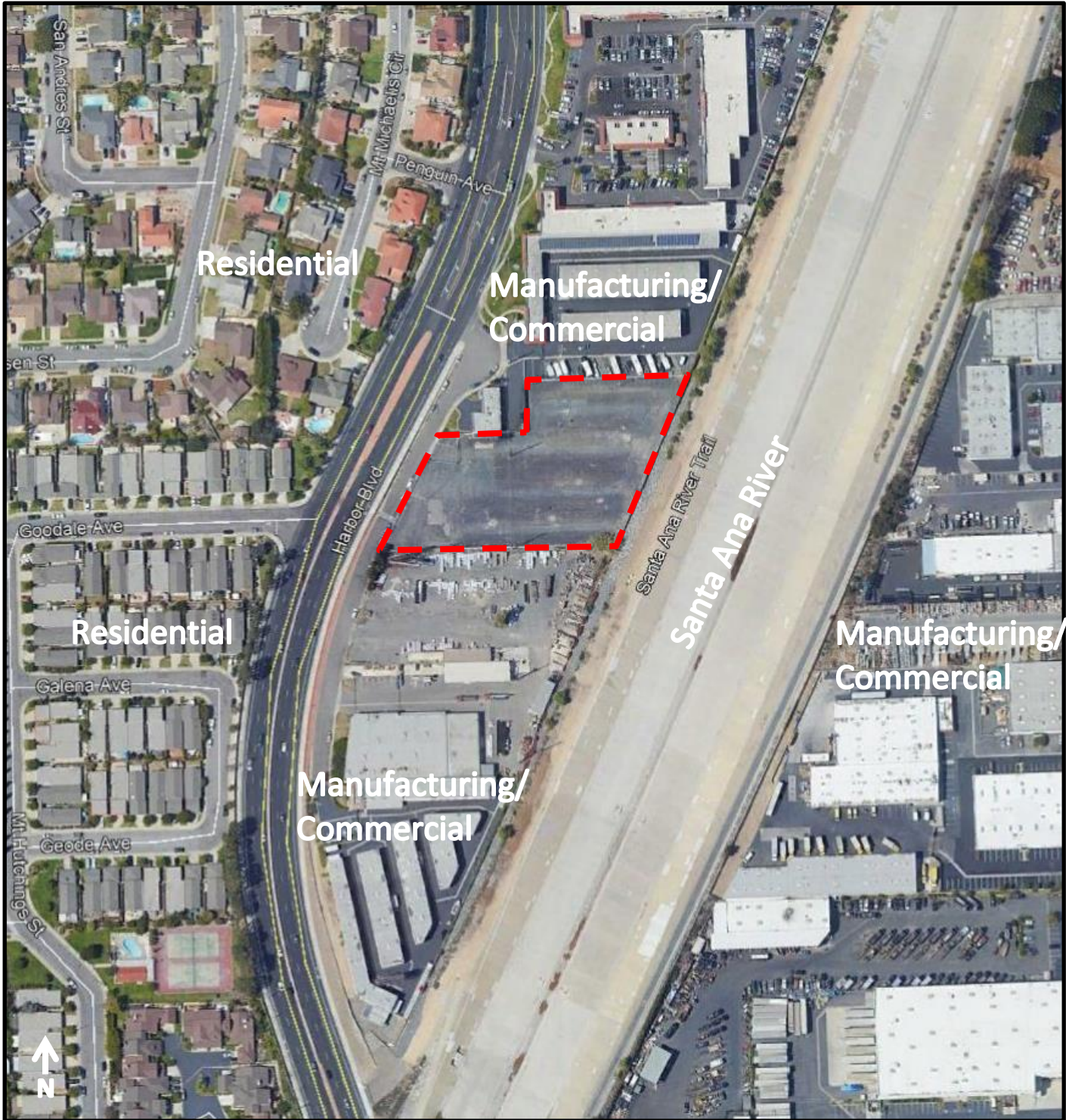
Estimated Total HUD Funded Amount: \$453,600.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$25,796,336.00



 Project Site Location

Figure 1
Project Vicinity Map



 Approximate Project Site Boundary

Figure 2
Site Map

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 AND 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	John Wayne Airport is the nearest airport to the project site and is located approximately 4.3 miles (22,866 feet) to the southeast (Google Earth Pro 2019). Los Alamitos Army Airfield is the nearest military airport located approximately 8.8 miles (46,516 feet) to the northwest (Google Earth Pro 2019). Thus, the proposed project is not located within 2,500 feet of a civilian airport or within 15,000 feet of a military airport. In addition, the project site is not located within an airport land use plan and the safety zone as identified in the <i>Airport Environs Land Use Plan for John Wayne Airport</i> as prepared by the Orange County Airport Land Use Commission (ALUC 2008). Therefore, no adverse effect would result from the proposed project.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located approximately 6.9 miles inland from the Pacific Ocean and is not located within a Coastal Barrier Resource Area (USFWS 2019a). Therefore, no adverse effect would result from the proposed project.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA), the project site is located within Zone “X” (Areas determined to be outside the 0.2 percent annual chance floodplain [i.e., 500-year flood zone]) as defined on FEMA Map

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
		06059C0256J, (effective as of December 3, 2009). Flood Hazard Zone “X” is an area with the least likely potential for flooding (FEMA 2019). Therefore, no adverse effect would result from the proposed project.

<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>A Mitigated Negative Declaration (MND) Addendum, which included air quality and global climate change analyses, was prepared by the City of Fountain Valley for the Amended HBSISP (City of Fountain Valley 2017a). This addendum analyzed the development of up to 194 affordable residential units (hereafter referred to as the Amended HBSISP Project). As mentioned above, the project site is located within the HBSISP area. No residential units have been developed in the HBSISP area and thus the proposed 50-unit development is within the total units analyzed in this MND Addendum. According to the MND Addendum, none of the construction-related criteria pollutant emissions associated with the Amended HBSISP Project would exceed the regional emissions thresholds established by the South Coast Air Quality Management District (SCAQMD). In addition, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptor. Also, the operation-related criteria air emissions from the Amended HBSISP Project would not exceed the regional emissions thresholds as a result of the Amended HBSISP Project. Additionally, the Amended HBSISP Project was found to not conflict with applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases (GHGs). Furthermore, the Amended HBSISP Project's GHG emissions would not exceed the SCAQMD screening threshold of 3,000 metric tons per year of CO₂e for all land uses. Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater air quality or global climate change impacts than what was previously analyzed. Therefore, no adverse effect would result from the proposed project.</p>
<p>Coastal Zone Management</p>	<p>Yes No</p>	<p>The closest coastal zone (Costa Mesa) is located approximately 4.6 miles southeast</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	from the project site (Conservation Biology Institute 2019; California Coastal Commission 2019). Thus, the project site is not located within a coastal zone, and therefore, does not involve the placement, erection or removal of materials within a coastal zone. Therefore, no adverse effect would result from the proposed project.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Phase I Environmental Site Assessment (ESA) (Centec Engineering, Inc. 2017) prepared for the proposed project concluded there is no evidence of recognized environmental conditions (RECs) in connection with the project site. Additional environmental investigation at the project site is not considered to be warranted. Therefore, no adverse effect would result from the proposed project.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within an existing urbanized area that has been previously disturbed by development and human activity. It consists of a vacant asphalt-paved parking lot bounded by masonry walls and a security fence. Based on the United States Fish and Wildlife Service (USFWS)'s online Critical Habitat for Threatened & Endangered Species mapper, the proposed project would have no effect on listed species (USFWS 2019b). Therefore, no adverse effect would result from the proposed project.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No underground storage tanks (USTs) or aboveground storage tanks (ASTs) used for hazardous materials storage were reported for the project site per the Phase I ESA (Centec Engineering, Inc. 2017). Therefore, no adverse effect would result from the proposed project.
Farmlands Protection	Yes No	According to the California Department of Conservation (CDC)'s Farmland Finder, the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	project site is not designated as Prime Farmland (CDC 2016). The proposed project does not involve conversion of any farmland, nor is it currently zoned for agriculture. Therefore, no adverse effect would result from the proposed project.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the FIRM from the FEMA, the project site is located within Zone “X” (Areas determined to be outside the 0.2 percent annual chance floodplain [i.e., 500- year flood zone]) as defined on FEMA Map 06059C0256J, (effective as of December 3, 2009). Flood Hazard Zone “X” is an area with the least likely potential for flooding (FEMA 2019). In addition, the project site is also not found within any of the other locations set forth in Table 1 of 24 CFR Part 55.11 Table. Therefore, no adverse effect would result from 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"/>	The project site is located within an existing urbanized area that has been previously disturbed by development and human activity. It consists of a vacant asphalt-paved parking lot bounded by masonry walls and a security fence. The proposed project consists of the construction of a 50-unit residential development. There are no known archaeological and historic resources within the project site (City of Fountain Valley 2016a, 2017a), or within the project site per the records search conducted by South Central Coastal Information Center (SCCIC) in April 2019 (SCCIC 2019). In addition, regarding tribal cultural resources, Orange County Community Resources (OCCR) sent letters on April 15, 2019 to Native American Tribes known to have a connection with the Fountain Valley area. The Gabrieleño Band of Mission Indians – Kizh Nation responded and

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>requested consultation on the proposed project. Following some correspondence on the request, the Gabrieleño Band of Mission Indians – Kizh Nation agreed to a mitigation measure to monitor grading activities in case cultural resources are unearthed. This MM is shown below.</p> <p>MM HP-1: The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. The Tribal Representative from the Gabrieleño Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, pot-holing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be approved by the Tribal Representative and will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.</p> <p>Lastly, OCCR submitted a request to the California Department of Parks and Recreation, Office of Historic Preservation (OHP) for concurrence with their determination that no historic property would be adversely affected as a result of implementation of the proposed project in accordance with Section 106 of the NHPA and HUD requirements. OHP’s State</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Historic Preservation Officer (SHPO) concurred with OCCR’s determination in their letter response dated June 6, 2019. Therefore, no adverse effects would result from the proposed project.</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 <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project’s MND Addendum. This MND Addendum included an evaluation of noise impacts resulting from the Amended HBSISP Project. According to this MND Addendum, the noise analysis determined that the adjacent businesses do not generate excessive noise and do not exceed City noise standards; thus, the Amended HBSISP Project would not be exposed to excessive noise from the adjacent businesses. However, the noise analysis did determine that future residential dwelling units could potentially be exposed to noise levels up to 77 CNEL if located adjacent to Harbor Boulevard. Typical residential construction that provides air conditioning and/or air circulation systems (allowing for closed windows) typically provides 20 decibels (dB) of exterior to interior noise level reduction. Also, for the residential units located adjacent to and facing Harbor Boulevard, it was determined that these units would need to have a Sound Transmission Class (STC) rating of at least 35 to achieve interior noise levels of 45 CNEL. A site specific noise study would be required prior to construction to determine the final STC rating of all window/wall assemblies. However, with implementation of Mitigation Measure (MM) Nos. 1 through 3, impacts related to interior and exterior noise would be reduced to a less than significant level. These MMs are the following:</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>MM No. 1 Outdoor use areas for all residential units shall not be located along the west project boundary adjacent to South Harbor Boulevard.</p> <p>MM No. 2 Prior to issuance of residential building permits, a noise study shall be submitted to the City to show both interior and exterior noise levels comply with Fountain Valley Municipal Code Chapter 6.28 Noise Control. [Note: The noise study shall also need to be submitted to the County of Orange for review and approval.]</p> <p>MM No. 3 Prior to the issuance of a residential building permit, a detailed noise report shall be submitted to the City to prove the windows of the residential units facing Harbor Boulevard have a minimal STC rating of 35, or a lower rating as documented by the noise report. [Note: The detailed noise report shall also need to be submitted to the County of Orange for review and approval.]</p> <p>Given that development of the proposed project is within the total units analyzed in the Amended HBSISP Project’s MND Addendum, the proposed project would not result in new or substantially greater noise impacts than what was previously analyzed. Furthermore, the proposed project would implement the MM Nos. 1 through 3 from the Amended HBSISP Project’s MND Addendum. Therefore, with implementation of MM Nos.1 through 3 from the Amended HBSISP Project’s MND Addendum, no new</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		adverse effect would result from the proposed project.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within a United States Environmental Protection Agency (EPA)-designated sole source aquifer watershed area per EPA Map of Sole Source Aquifer Locations website (EPA 2019a). Therefore, no adverse effect would result from the proposed project.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located in an urbanized area of the City lacking any water features or resources, and thus, does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per maps issued by the USFWS (USFWS 2019c). The concrete-channelized Santa Ana River adjacent to the project site would not be impacted by the proposed project. Therefore, no adverse effect would result from the proposed project.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within one mile of a listed Wild and Scenic River (EPA 2019b). Therefore, no adverse effect would result from the proposed project.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the analysis of this Environmental Assessment, the proposed project would not expose persons to adverse environmental conditions. Therefore, the proposed project would not expose low income or minority populations to adverse environmental conditions. Furthermore, since the proposed project would provide affordable housing to low to extremely low-income family households, including homeless veterans, it would provide a benefit to populations with low to extremely low-income. Therefore, the proposed project would have a beneficial effect related to environmental justice.</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	The proposed project would provide an affordable housing to low to extremely low-income family households, including homeless veterans. The project site is currently zoned as Specific Plan and is designated as Commercial Manufacturing by the City of Fountain Valley General Plan. The project site is governed by the HBSISP, which allows for affordable housing of no greater than 30 units per acre. The proposed 50-unit residential development on a 1.96-acre parcel would be consistent with the surrounding land uses. The proposed project would comply with all of the standards set forth in the City of Fountain Valley General Plan, applicable zoning ordinance, HBSISP, and design standards. Therefore, no adverse effect would result from the proposed project.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project’s MND Addendum. This MND Addendum included an evaluation of geology/soils and hydrology impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). According to this MND Addendum, the Amended HBSISP Project, like the majority of the southern California, is located in a seismically active area. Although there are no known

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>active faults either on or adjacent to the site, the Newport-Inglewood fault zone is located approximately 5 miles southwest of the Amended HBSISP Project (City of Fountain Valley 2016a, 2017a). As such, the potential for strong ground motion at the Amended HBSISP Project is estimated to be 0.567g (acceleration) within 50 years associated with a magnitude 6.9 earthquake along the Newport-Inglewood fault. However, incorporation of MM No. 3 would reduce potential strong ground shaking impacts to a less than significant level. This MM is shown below.</p> <p>MM No. 3 A geotechnical investigation shall be submitted to the City prior to the issuance of a grading permit that identifies the design and construction measures that shall be incorporated into the project to reduce potential strong seismic ground shaking in compliance with the 2013 California Building Code (CBC). [Note: The geotechnical investigation shall also need to be submitted to the County of Orange for review and approval.]</p> <p>The Amended HBSISP Project is also located in an area that is mapped as potentially liquefiable on the State of California Seismic Hazards Zones Map (City of Fountain Valley 2016a, 2017a). The Amended HBSISP Project has a moderate liquefaction potential due to the historic groundwater level of 5 feet below the ground surface and medium dense sand layers below that level. However, incorporation of MM No. 4 would reduce potential liquefaction impacts to a less than significant level. This MM is shown below.</p> <p>MM No. 4 As recommended in the geotechnical investigation and approved by the City Building Official, compaction grouting shall be performed between 5 and 15 feet below ground grade level to correct on-site liquefaction hazards in compliance with the 2013 California Building Code.</p> <p>Regarding soil erosion, as discussed in this MND Addendum, the City would require the grading and construction contractor to install and maintain throughout project grading and construction all applicable City</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>required short-term construction soil erosion control measures to reduce and minimize soil erosion impacts during construction of the Amended HBSISP Project. The contractor would also be required to submit a Storm Water Pollution Prevention Plan (SWPPP) to identify all Best Management Practices (BMPs) that would be incorporated into the project prior to the start of grading and maintained to completion of construction to reduce and minimize soil erosion.</p> <p>Regarding runoff and drainage, as discussed in the Amended HBSISP's Project MND Addendum, the Amended HBSISP Project site is developed and almost completely covered with impermeable surfaces. The surface water runoff on the site currently sheet flows in a westerly direction into Harbor Boulevard and the existing drainage patterns would remain with the Amended HBSISP Project. The Amended HBSISP Project is served by an existing underground public sewer system and would be required to connect to and be served by the existing public sewer system. Additionally, a Water Quality Management Plan (WQMP) would be submitted to the City for approval prior to the start of the grading. The WQMP would identify the BMPs that would be used on-site to control the pollutants from entering the storm water runoff during the life of the Amended HBSISP Project. The installation of and the regular maintenance of a required SWPPP and WQMP would reduce storm water runoff impacts during both project construction and the life of the Amended HBSISP Project to a less than significant level.</p> <p>In summary, given that development of the proposed project is within the total units analyzed in the Amended HBSISP Project's MND Addendum, the proposed project would not result in new or substantially greater geology and soils and storm water impacts than what was previously analyzed. Furthermore, the proposed project would also implement would implement the MM Nos. 3 through 4 from the Amended HBSISP Project's MND Addendum in conjunction with the City's geology, soils, and hydrology requirements discussed above. With implementation of the applicable geology and soils MMs and City requirements from the Amended HBSISP</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Project's MND Addendum, no new adverse effect would result from the proposed project.
Hazards and Nuisances including Site Safety and Noise	3	As discussed previously, the Phase I ESA (Centec Engineering, Inc. 2017) prepared for the proposed project revealed no evidence of a REC connected with the project site. Also, the project site is not within 1 mile of a National Priorities List (NPL) site (EPA 2019c) or within 0.5 mile of a Superfund Enterprise Management System (SEMS) site (EPA 2019d). In addition, as discussed previously, the proposed project would not result in new or substantially greater noise impacts than what was previously analyzed in the Amended HBSISP Project's MND Addendum. With implementation of the applicable noise MMs from the Amended HBSISP Project's MND Addendum described previously, no new adverse effect would result from the proposed project.
Energy Consumption	2	Electrical service would be provided to the proposed project by SCE and natural gas service would be provided by Southern California Gas Company (SoCal Gas). SCE has a thirty (30) foot easement with an overhead electrical line that extends in a north/south direction through the middle of the project site (City of Fountain Valley 2017b). If needed, additional electrical or gas services to the project site would be provided through extension of existing facilities. The project site is located in a developed area that already provides infrastructure to support the surrounding uses. The proposed project would not result in significant alteration or expansion of existing utility and service systems nor would it create any significant additional burden on these facilities. Therefore, no adverse effect would result from the proposed project.
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project provides affordable housing to low to extremely low-income households including homeless veterans. It is designed to provide immediate and basic human needs for those who find themselves without such resources. The proposed project would not serve as a substantial source of employment, nor would it affect change to income patterns in the area. There is currently a large contingent of homeless persons in Orange County and the proposed project would serve some of these persons. Therefore, minor beneficial effects would result from the proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Demographic Character Changes, Displacement	2	As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum. This MND Addendum included an evaluation of population and housing impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). According to this MND Addendum, the Amended HBSISP Project would replace all or some of the existing commercial uses with residential development. The Amended HBSISP Project would not displace existing housing and would not require new or unanticipated significant infrastructure. While the Amended HBSISP Project would result in a net increase in housing supply, it would not induce substantial population growth in the area; rather, it would assist the City of Fountain Valley in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in the Southern California Association of Government (SCAG)'s 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) (SCAG 2016). Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater population or housing impacts than what was previously analyzed. Therefore, no adverse effect would result from the proposed project.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The closest private school (Modern Technology School) is located approximately 0.22 mile to the north of the project site and closest public school (Los Amigos High School) is located approximately 0.45 mile to the west of the project site. As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum. This MND Addendum included an evaluation of population and public service impacts resulting from the Amended HBSISP Project. According to this MND Addendum, the Amended HBSISP Project would not induce substantial population growth in the area; rather, it would assist the City of Fountain Valley in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>those who may be homeless. Additionally, any population increase would be in line with population projections included in SCAG's 2016-2040 RTP/SCS (SCAG 2016). In addition, the Amended HBSISP Project would be required to pay school development fees per State law requirements. Given that the development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater population or public service impacts than what was previously analyzed. Thus, the proposed project would not increase the number of students significantly in the area that could impact nearby educational and cultural facilities. Furthermore, similar to the Amended HBSISP Project, the proposed project would be required to pay school development fees per State law requirements. Therefore, no adverse effect would result from the proposed project.</p>
Commercial Facilities	2	<p>The proposed project is located in a mixed residential and manufacturing/commercial area that contains retail services that provide essential items such as food, medicine, and other convenience shopping. It is not expected that the proposed project would have an impact on commercial facilities. Therefore, no adverse effect would result from the proposed project.</p>
Health Care and Social Services	1	<p>County-provided social services, health care and veteran services would be available to the future residents of the project site. The Orange County Social Services Agency provides wide range of services such as In-Home Supportive Services, General Relief, Cash Assistance Program for Immigrants, CalFresh Program, Medi-Cal, and Medical Safety Net. County-provided health care and veterans services are the Healthcare Center of Orange County, Orange County Health Care Agency, and the Orange County Veterans Service Office. In addition, LifeSTEPS, a social service agency, would provide general services to both the special needs and the non-special needs residents at the project site. LifeSTEPS would provide adult educational classes, individualized health and wellness programs, community building activities, service coordination, mediation, and client assistance services. LifeSTEPS would also coordinate with the Veterans Affairs Supportive Housing case manager for the homeless veterans. Thus, the proposed project would not affect health care and social services.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The proposed project would result in a beneficial effect since it would be providing affordable housing to low to extremely low-income households, including homeless veterans. Therefore, no adverse effect would result from the proposed project.</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum. This MND Addendum included an evaluation of solid waste impacts. According to this MND Addendum, Rainbow Transfer/Recycling is the current contract solid waste hauler for the City and would serve the Amended HBSISP Project. The solid waste that is collected in the City is taken to Rainbow's Materials Recovery Facility (MRF) in Huntington Beach. All recyclables are recovered and the remaining solid waste is taken to the Bee Canyon landfill. The City adopted a Source Reduction and Recycling Element (SRRE) in 1992 that outlines the City's commitment to a 25 percent solid waste reduction by 1995 and a 50 percent reduction by 2000. The solid waste generated by the Amended HBSISP Project would be recycled and the materials that cannot be recycled would be hauled to the Bee Canyon landfill. The City's waste hauler would actively recycle the solid waste generated by the Amended HBSISP Project to reduce the amount of material that is hauled to Bee Canyon landfill. Additionally, the HBSISP Project would comply with all applicable solid waste statues and regulations (City of Fountain Valley 2016a). Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater solid waste impacts than what was previously analyzed. Furthermore, the proposed project's solid waste would be recycled similar to the Amended HBSISP Project described above; the proposed project would also comply with all applicable solid waste statues and regulations. Therefore, no adverse effect would result from the proposed project.</p>
<p>Wastewater / Sanitary Sewers</p>	<p>2</p>	<p>As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum. This MND Addendum included an evaluation of wastewater and sanitary sewer impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). According to this MND Addendum, the Orange County</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>Sanitation Districts (OCS&D) treats wastewater that is generated from the Amended HBSISP Project. The existing 8-inch sewer line in the frontage road adjacent to the Amended HBSISP Project has adequate capacity to serve the Amended HBSISP Project. The OCS&D has adequate capacity at the Fountain Valley Waste Water Treatment Plant (Plant #1) to treat the wastewater generated by the Amended HBSISP Project without the need to construct new or expand existing wastewater treatment facilities. The wastewater generated by the Amended HBSISP Project would be required to meet all wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB) and the OCS&D before a wastewater discharge permit can be issued. The receipt of a wastewater discharge permit would ensure that the Amended HBSISP Project meets or exceeds the wastewater treatment requirements of the RWQCB. Thus, the Amended HBSISP Project would not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater wastewater/sanitary sewer impacts than what was previously analyzed. Therefore, no adverse effect would result from the proposed project.</p>
Water Supply	2	<p>As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum. This MND Addendum included an evaluation of population and utility impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). According to this MND Addendum, the Amended HBSISP Project would replace all or some of the existing commercial uses with residential development. The Amended HBSISP Project would not require new or unanticipated significant water infrastructure. In addition, the Amended HBSISP Project would not induce substantial population growth in the area; rather, it would assist the City of Fountain Valley in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in the City's Urban Water Management Plan (UWMP) (which includes water</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>use projections for single-family and multi-family residential housing for lower income and affordable households) (City of Fountain Valley 2016b) as well as SCAG’s 2016-2040 RTP/SCS (SCAG 2016). According to the UWMP, water supplies are projected to meet full-service demands through 2040 (City of Fountain Valley 2016b). Given that development of the proposed project is within the total units analyzed in the Amended HBSISP Project’s MND Addendum and covered in population projections in the City’s UWMP, the proposed project would not result in new or substantially greater water supply impacts than what was previously analyzed. In addition, the proposed project would include low water use, drought tolerant landscaping (City of Fountain Valley 2017b). The proposed project would also comply with State law regarding water conservation measures, including pertinent provisions of Title 20 and Title 24 of the California Government Code regarding the use of water-efficient appliances. Therefore, no adverse effect would result from the proposed project.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project’s MND Addendum. This MND Addendum included an evaluation of population and public service impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). According to this MND Addendum, the Fountain Valley Fire Department provides fire protection services to the City, including the Amended HBSISP Project. The nearest fire station to the Amended HBSISP Project is the Fountain Valley Fire Station #2 located at 16767 Newhope Street, located approximately 0.47 mile to the west (Google Earth Pro 2019). The Amended HBSISP Project is also within the jurisdictional area of Fountain Valley Police Department, which is located at 10200 Slater Avenue, approximately 1.91 miles to the west (Google Earth Pro 2019). Also, the nearest hospital with emergency room services to the Amended HBSISP Project is the Fountain Valley Regional Hospital at 17100 Euclid Street, approximately 0.96 miles to the southwest (Google Earth Pro 2019). As discussed in this MND Addendum, the Amended HBSISP Project would replace all or some of the existing commercial uses with residential development. The Amended HBSISP Project would not require new or unanticipated significant</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>infrastructure. In addition, the Amended HBSISP Project would not induce substantial population growth in the area; rather, it would assist the City of Fountain Valley in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in SCAG’s 2016-2040 RTP/SCS (SCAG 2016). Thus, the Amended HBSISP Project would not create substantial demand on fire, police, or emergency services that would trigger the need for new or expanded services. Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater public service impacts than what was previously analyzed. Therefore, no adverse effect would result from the proposed project.</p>
Parks, Open Space and Recreation	2	<p>The two nearest parks to the project site are Stonecress Park and Centennial Regional Park (Google Earth Pro 2019). Stonecress Park is located approximately 0.76 mile west of the project site. Stonecress Park includes a basketball court, picnic area, sandpit, and tot-lot. Centennial Regional Park, located approximately 0.40 mile northeast of the project site, includes basketball courts, a tot-lot, picnic tables and shelters (Google Earth Pro 2019). As discussed previously, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project’s MND Addendum. This MND Addendum included an evaluation of population and parks/open space/recreation impacts resulting from the Amended HBSISP Project (City of Fountain Valley 2017a). As discussed in this MND Addendum, the Amended HBSISP Project would not induce substantial population growth in the area; rather, it would assist the City of Fountain Valley in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in SCAG’s 2016-2040 RTP/SCS (SCAG 2016). Thus, while there would be an increase in the use of existing neighborhood and regional parks, this increase would not be substantial. In addition, the Amended HBSISP Project would be required to provide on-site</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>recreational facilities for residents, or pay the State required Quimby fee. Given that development of the proposed project is within the total units analyzed in this MND Addendum, the proposed project would not result in new or substantially greater parks/open space/recreation impacts than what was previously analyzed. Furthermore, the proposed project would provide on-site recreation facilities for its residents, including a community space layout with a tot-lot and an outdoor exercise area. Therefore, no adverse effect would result from the proposed project.</p>
Transportation and Accessibility	2	<p>The proposed project has multi-modal access through bus transit, rail transit, as well as the local and regional street network. Bus transportation is provided by Orange County Transportation Authority (OCTA). The closest OCTA bus service line to the project is a north-south service on Harbor Boulevard (Line 43) adjacent to the project site. The closest bus stop is on Harbor Boulevard at Warner Avenue, approximately one-quarter mile south of the project site. The closest train station is 4.2 miles northeast from the project site, located at the Amtrak Station in the City of Santa Ana (City of Fountain Valley 2016a). The proposed project is not expected to negatively impact any current facility, service or service expansion plans for the project area and/or project site. In addition, the project site is walkable and located within walking distance (within 1 mile) to a wide range of service amenities such as restaurants, local bank, a grocery store, bus stop, park, and pharmacy. Therefore, no adverse effect would result from the proposed project.</p>
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The proposed project involves construction of a 50-unit residential development on a vacant asphalt-paved parking lot. The adjacent properties are developed with residential, manufacturing, and commercial uses (including buildings, paved yards, and storage areas, etc.). While the concrete channelized Santa Ana River adjacent to the project site may serve as a wildlife corridor, the proposed project would not impact or impede the continued use of the river as a wildlife corridor. Thus, the proposed project would not impact any unique natural features or water resources. Therefore, no adverse effect would result from the proposed project.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Vegetation, Wildlife	2	The project site is located within an existing urbanized area that has been previously disturbed by development and human activity. It is currently a vacant asphalt paved parking lot bounded by masonry walls and security fencing. Based on the USFWS' online Critical Habitat for Threatened & Endangered Species mapper, the proposed project would have No Effect on listed species (USFWS 2019b). In addition, the project site is not located within the boundaries of Orange County's Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) (USFWS 2016). Thus, the proposed project would not impact vegetation or wildlife. Therefore, no adverse effect would result from the proposed project.
Other Factors	NA	No other factors apply to this evaluation.

Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

No field inspection was performed.

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

Airport Land Use Commission (ALUC). 2008. *Airport Environs Land Use Plan for John Wayne Airport* as prepared by the Orange County Airport Land Use Commission. April 17, 2008.

California Coastal Commission. 2019. Coastal Zone Boundary Map – Orange County. <https://www.coastal.ca.gov/maps/czb/>. Accessed May 10, 2019.

California Department of Conservation (CDC). 2016. California Important Farmland Finder - Orange. <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed April 12, 2019.

California Department of Parks and Recreation, Office of Historic Preservation (OHP). 2018. Concurrence letter from OHP's California State Historic Preservation Officer (SHPO) regarding County of Orange's findings that no historic properties will be affected by the proposed project. June 6, 2019.

Centec Engineering. 2017. *Phase I Environmental Site Assessment 16790 and 16800 Harbor Boulevard, Fountain Valley, California 92704*. October 23, 2017

City of Fountain Valley. 2017a. *Harbor Boulevard South Island Specific Plan Mitigated Negative Declaration Addendum*. October 4, 2017.

----. 2017b. *Harbor Boulevard South Island Specific Plan*. November 7, 2017.

- . 2016a. *Harbor Boulevard South Island Specific Plan Mitigated Negative Declaration*. January 12, 2016. <https://www.fountainvalley.org/DocumentCenter/View/3248/Harbor-Boulevard-South-Island-Specific-Plan-MND-11116?bidId=>. Accessed April 15, 2019.
- . 2016b. *2015 Urban Water Management Plan – City of Fountain Valley*. May 2016. https://www.fountainvalley.org/DocumentCenter/View/4184/DRAFT-Fountain-Valley-UWMP-May-2016_Rev1?bidId=. Accessed May 13, 2019.
- Conservation Biology Institute. 2019. Data Basin – California Coastal Zone Map. <https://databasin.org/maps/new#datasets=ece6ae2d026b43959cfa11cceb2c07ac>. Accessed May 10, 2019.
- Federal Emergency Management Agency (FEMA). 2019. FEMA Flood Map Service Center. Flood Map Number 06059C0256J, effective on 12/03/2009. <https://msc.fema.gov/portal/search?AddressQuery=Irvine%2C%20CA#searchresultsanchor>. Accessed April 11, 2019.
- Google Earth Pro 2019.
- South Central Coastal Information Center (SCCIC). 2019. Record Search Results for the Fountain Valley Affordable Housing Project (SCCIC File #: 20037.6030). April 2, 2019.
- Southern California Association of Governments (SCAG). 2016. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies. <http://scagrtpscscs.net/Documents/2016/final/f2016RTPSCS.pdf>. Accessed May 10, 2019.
- U.S. Environmental Protection Agency (EPA). 2019a. Map of Sole Source Aquifer Locations. <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>. Accessed April 12, 2019.
- . 2019b. NEPAassist Mapping Tool. <https://www.epa.gov/nepa/nepassist>. Accessed April 15, 2019.
- . 2019c. National Priorities List (NPL) Sites – by State. <https://www.epa.gov/superfund/national-priorities-list-npl-sites-state#CA>. Accessed April 19, 2019.
- . 2019d. Superfund Enterprise Management System (SEMS) Search. <https://www.epa.gov/enviro/sems-search>. Accessed April 19, 2019.
- U.S. Fish and Wildlife Service (USFWS). 2019a. Coastal Barrier Resources System Mapper. <https://www.fws.gov/cbra/Maps/Mapper.html>. Accessed April 11, 2019.
- . 2019b. Critical Habitat for Threatened & Endangered Species Mapper. <https://www.fws.gov/gis/data/national/>. Accessed April 15, 2019.
- . 2019c. National Wetlands Inventory. Wetlands Mapper. <https://www.fws.gov/wetlands/Data/Mapper.html>. Accessed April 12, 2019.

----. 2016. EIR/EIS (Volume I) for OCTA M2 Natural Community Conservation Plan/Habitat Conservation Plan.
https://www.fws.gov/carlsbad/HCPs/documents/OCTA_M2_NCCP_HCP_EIREIS_Final.pdf. Accessed April 18, 2019.

List of Permits Obtained:

None.

Public Outreach [24 CFR 50.23 & 58.43]:

A Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds will be published on June 10, 2019 through June 25, 2019 in the OC Register. The project is scheduled to be presented to the County of Orange Board of Supervisors for loan approval on June 26, 2019.

Cumulative Impact Analysis [24 CFR 58.32]:

A project's cumulative impact could occur if its incremental effect causes an adverse effect when combined with effects of other projects. As discussed above, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum (City of Fountain Valley 2017a). Thus, the proposed project would not result in new or substantially greater environmental impacts than what was previously analyzed in this MND Addendum. With implementation of the applicable mitigation measures from this MND Addendum, no new adverse effect would result from the proposed project. Furthermore, as discussed above, for other environmental parameters not covered under this MND Addendum and discussed above in this EA (e.g., environmental justice, commercial facilities, and County Health Care and Social Services), no adverse effect would result from the proposed project and subsequently no cumulative adverse effect would occur.

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

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

If the proposed project were not implemented, the project site would continue to be a vacant lot. Because there would be no construction and no operational changes under the No Action Alternative, it would have no adverse environmental effect. Under this alternative, none of the benefits associated with the proposed project (e.g., providing permanent housing for low-income individuals) would occur.

Summary of Findings and Conclusions:

As discussed above, the proposed 50-unit residential development is within the total units analyzed in the Amended HBSISP Project's MND Addendum (City of Fountain Valley 2017a). Thus, the proposed project would not result in new or substantially greater environmental impacts than what was previously analyzed in this MND Addendum. With implementation of the applicable mitigation measures from this MND Addendum, no new adverse effect would result from the proposed project. Furthermore, as discussed above, for other environmental parameters not covered under this MND Addendum and discussed above in this EA (e.g., environmental justice, commercial facilities, and County Health Care and Social Services), no adverse effect would result from the proposed project.

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
Cultural Resources	<p>MM HP-1: The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. The Tribal Representative from the Gabrieleño Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, pot-holing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be approved by the Tribal Representative and will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.</p>
Amended HBSISP Project’s MND Addendum	<p>MM No. 1 Outdoor use areas for all residential units shall not be located along the west project boundary adjacent to South Harbor Boulevard.</p>
Amended HBSISP Project’s MND Addendum	<p>MM No. 2 Prior to issuance of residential building permits, a noise study shall be submitted to the City to show both interior and exterior noise levels comply with Fountain Valley Municipal Code Chapter 6.28 Noise Control. [Note: The noise study shall also need to be submitted to the County of Orange for review and approval.]</p>
Amended HBSISP Project’s MND Addendum	<p>MM No. 3 Prior to the issuance of a residential building permit, a detailed noise report shall be submitted to the City to prove the windows of the residential units facing Harbor Boulevard have a minimal STC rating of 35, or a lower rating as documented by the noise report.</p>

Law, Authority, or Factor	Mitigation Measure
	[Note: The detailed noise report shall also need to be submitted to the County of Orange for review and approval.]
HBSISP Project's MND	<p>MM No. 3 A geotechnical investigation shall be submitted to the City prior to the issuance of a grading permit that identifies the design and construction measures that shall be incorporated into the project to reduce potential strong seismic ground shaking in compliance with the 2013 California Building Code (CBC).</p> <p>[Note: The geotechnical investigation shall also need to be submitted to the County of Orange for review and approval.]</p>
HBSISP Project's MND	<p>MM No. 4 As recommended in the geotechnical investigation and approved by the City Building Official, compaction grouting shall be performed between 5 and 15 feet below ground grade level to correct on-site liquefaction hazards in compliance with the 2013 California Building Code.</p>

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: 6/11/19

Name/Title/Organization: Cindy Wolfe / Administrative Manager/Environmental Coordinator / OC Housing and Community Development

Certifying Officer Signature: Julia Bidwell Date: 6/11/19

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

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