U.S. Department of Housing and Urban Development
451 Seventh Street SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

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

Project Information

Project Name:	Riviera Motel
Responsible Entity:	**OC Housing & Community Development**
Grant Recipient (if different than Responsible Entity):	
State/Local Identifier:	CA/094, CA/059
Preparer:	Liza Taylor, OC Housing and Community Development
Certifying Officer Name and Title:	Julia Bidwell, Director OC Housing & Community Development
Consultant (if applicable):	Jonathan Rigg, Dudek 1 SW Columbia Street, Suite 1500 Portland, Oregon 97258 503.956.1444
Direct Comments to:	Liza Taylor, liza.taylor@occr.ocgov.com

Project Location:

The Riviera Motel Project (referred to throughout this Environmental Assessment as the proposed project, proposed development, or project) is located at 11892 Beach Boulevard in the City of Stanton, Orange County, California (refer to Attachment 1, Project Location). The project site is a square-shaped parcel of approximately 0.5 acres. The existing Riviera Motel building is approximately 5,600 square feet. The project site is located on Assessor's Parcel Number 131-241-07. The project site has a General Plan land use designation of General Mixed Use (City of Stanton 2008), which allows for transitional and supportive housing. The properties immediately surrounding the project site consist of mixed residential and commercial uses. Beach Boulevard borders the western project boundary.

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

The proposed affordable housing development is a partnership between Jamboree Housing Corporation, the County of Orange (County) and the City of Stanton (City) and is supported with funding from the State Housing and Community Development's Homekey program. The Homekey program provides critically needed housing units for people experiencing homelessness throughout the state. Specifically, this program was designed as part of the state's response to protecting individuals experiencing homelessness who were impacted by COVID-19.

The 0.5-acre proposed project would convert the existing Riviera Motel, constructed in 1959, into a 20-unit residential building with a one-bedroom manager's unit. Residential units would consist of studios with kitchenettes and full private bathrooms. With the exception of the manager's apartment, all units at the proposed development would be reserved as permanent supportive housing for individuals experiencing homelessness or chronic homelessness or whom are at risk of homelessness. Ten of those units would target veterans and nine of those units would target individuals who also meet the Mental Health Services Act eligibility criteria. Rehabilitation of the existing 21-room motel would include adjusting room layouts to provide approximately 276-square-foot efficiency/studio units for individuals earning no more than 30% of the Area Median Income in Orange County. The current Riviera Motel site also encompasses an office space, laundry room, parking areas, and associated landscaping. A Relocation Plan would be prepared by Overland, Pacific & Cutler, in compliance with federal and state relocation laws and regulations, to address current residents of the motel who may be permanently displaced.

Quality Management Group would manage the project and maintain a property management office on site. Supportive services would be provided by Jamboree Housing Corporation's Community Impact team, Housing with HEART, and the Orange County Health Care Agency's full-service partnership on the adjacent redeveloped vacant lot, on which a community building servicing the Tahiti Apartment Homes and Riviera Motel would be constructed. The Department of Veterans Affairs (VA) would provide services to residents in units supported by the VASH vouchers.

Residents would have access to a new community building and courtyard being constructed as components of the adjacent Tahiti Apartment Homes project that is also being developed by Jamboree Housing Corporation. The Tahiti Apartment Homes project, including the new community building and courtyard, has undergone separate environmental review. The courtyard would include a community garden, barbecues, seating areas, tables, meandering walkways, and landscaping that would be built directly behind the community building. The community building and courtyard would serve as a place for community members to gather, and services provided would integrate residents from both the Tahiti Apartment Homes and Riviera Motel.

Services provided to residents would be aimed at recovery and wellness. The community center would facilitate a supportive environment where Housing with HEART and other contracted service providers could offer life skills services, hold meetings, and organize community events. A supportive services team would provide residents with information about available services and programs, help them access programs through referrals, coordinate social and supportive services to be provided on site, and leverage community resources for events. Services would further include case management; life skills training (cooking, healthy eating, and money management); substance abuse counseling and treatment; and connections to community resources, such as health care providers. Because the goal for on-site services is to assist in stabilizing residents, the case management team for the proposed project would link residents to expanded community services and opportunities for engagement, as well as re-integration opportunities through vocational, educational, and volunteer programs. Workshops available to residents would cover topics ranging from resume building, anger management, and nutrition, to arts and crafts and cleaning. Community events organized by the Housing with HEART team would include game nights, movie nights, a community garden, and winter holiday party, among others. Residents would also have the opportunity to contribute program ideas and provide feedback to social service providers through monthly community meetings, a resident committee, and resident satisfaction surveys.

Supportive services staff would coordinate with health providers and link residents to off-site services when on-site services are lacking. Services that cannot be coordinated to occur on the premises would require transportation assistance by the case management staff to ensure that residents can reach needed services regardless of limitations. The project site is located near off-site amenities, such as public transit, public parks, a library, a grocery store, and a medical clinic and pharmacy.

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

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

The proposed project's objectives are as follows:

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

Rehabilitation and revitalization of the Riviera Motel would bring much-needed supportive housing for individuals experiencing homelessness while improving the area and complimenting the surrounding neighborhood.

Existing Conditions and Trends [24 CFR 58.40(a)]:
According to the Phase I Environmental Site Assessment (ESA) completed by Barr & Clark Independent Environmental Testing in December 2021, the project site is currently occupied by the existing Riviera Motel. The one- and two-story motel building contains an office space, laundry room, and motel rooms. The remainder of the subject property contains asphalt-paved vehicle parking spaces and drives, and associated landscaping. Areas adjacent to the project site are developed with commercial and residential uses, as follows:

- North: Vacant lot (11860 Beach Boulevard)
- South: Commercial land use: Walgreens Drug Store building (11900 Beach Boulevard)
- East: Residential homes along Fillmore Drive
- West: Beach Boulevard and commercial buildings: auto repair building (11891 Beach Boulevard), a car rental lot (Enterprise at 11905 Beach Boulevard), and a restaurant building (Domino's Pizza at 11921 Beach Boulevard)

Funding Information

Grant Number	HUD Program	Funding Amount
Grant # M16-UC-06-0525	HUD HOME Investment Partnerships Program	$372,411.03
Grant # M17-UC-06-0525	HUD HOME Investment Partnerships Program	$127,588.97
(No grant number for vouchers)	10 Orange County Housing Authority's Project-Based Housing Choice Vouchers	$3,264,000 (estimated 20-year amount)
(No grant number for vouchers)	10 Orange County Housing Authority's Veterans Affairs Supportive Housing Project Based Vouchers	$3,264,000 (estimated 20-year amount)

Estimated Total HUD Funded Amount: $7,028,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**: $11,486,433**

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are Formal Compliance Steps or Mitigation Required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	The project site is not located adjacent to any military or municipal airports. The nearest municipal airport is John Wayne Airport, located approximately 10.67 miles southeast of the project site (see Attachments 2 and 3; see Environmental Review Record [ERR] 1). The Army airfield located at Joint Forces Training Base Los Alamitos is the nearest military airport, situated approximately 3.16 miles west of the project site (see Attachment 3).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	The Coastal Barrier Resources Act does not apply to this project because no coastal barrier resources protected under this policy occur in California (see Attachment 4). In addition, because the proposed residential project is located approximately 7 miles from the coast, it is unlikely to affect coastal resources (USFWS 2019).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates that the project site does not occur on a floodplain. According to the map, the project site is in Zone X, an area that has a 0.2% annual chance flood hazard (areas of 1% annual chance flood with average depth less than 1 foot or with drainage areas of less than 1 square mile) (FEMA 2012) (FIRM Panel 06059 C0136J, Effective December 2009; see Attachment 5; see ERR 2).

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 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☒ ☐	The proposed project falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) within the South Coast Air Basin. The SCAQMD, according to the U.S. Environmental Protection Agency, is currently in a nonattainment zone for federal ozone (8-hour ozone) and particulate matter from greenhouse gasses (fine particulate matter [$PM_{2.5}$]). Federal ozone in Orange County has been classified as extreme, and $PM_{2.5}$ has been classified as moderate (EPA 2020a). To meet U.S. Housing and Urban Development (HUD) air quality guidelines, the proposed project must follow the State Implementation Plan, which describes how an area will meet national and ambient air quality standards. State Implementation Plan guidelines require the proposed project to keep its criteria pollutant emissions below SCAQMD's significance thresholds (SCAQMD 2019). The project site's location close to public transportation is consistent with regional efforts to improve transit availability and would reduce the amount of emissions ($PM_{2.5}$) associated with motor vehicle travel. By developing affordable housing consistent with the growth anticipated by the General Plan and existing zoning and land use designations, the proposed project is in compliance with the Regional Air Quality Strategy, State Implementation Plan, and Air Quality Management Plan for this locality.

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
		Air quality at the project site could be negatively impacted by fugitive dust (coarse particulate matter [PM_{10}]) and other particulate air pollutants ($PM_{2.5}$) released during construction-related activities, such as land clearing or grading. Exhaust emissions (oxides of nitrogen [NO_x] and carbon monoxide [CO]) released by heavy construction vehicles could also temporarily impact air quality. Adverse impacts to air quality during construction would be managed by implementing mitigation measures for fugitive dust control in compliance with SCAQMD Rule 403. This guideline identifies measures to reduce fugitive dust that are required to be implemented at all construction sites within the South Coast Air Basin (SCAQMD 2005) (**Mitigation Measure 1**). The California Emissions Estimator Model (CalEEMod) was used to estimate annual criteria air pollutant emissions during the construction and operational phases for the proposed project. Pollutant estimates, including for $PM_{2.5}$, PM_{10}, NO_x, and CO, found that all would be below de minimis thresholds during the construction and operational phases. Daily emissions from the proposed project would not exceed the SCAQMD's regional construction or operation emissions thresholds (see Attachment 6; see ERR 3).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	No adverse impacts to California's designated coastal zones would occur as a result of the proposed development. The project site is located approximately 7 miles from the Pacific Ocean and does not exist within a Coastal Zone (CCC 2019) as defined by the California Coastal Act (Public

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
		Resources Code, Division 20, Section 3000 et seq.)(see Attachment 7; see ERR 4).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☒ ☐	A Phase I Environmental Site Assessment (ESA) conducted by Barr & Clark Independent Environmental Testing in December 2021 found no recognized environmental conditions (RECs), historical RECs, or controlled RECs on the project site. No hazardous materials or petroleum products were observed during the site reconnaissance. A review of Environmental Database Report (EDR) records for the project site did not reveal any hazardous substance and/or hazardous waste facilities on or near the subject property. Underground storage tanks and aboveground storage tanks were also not observed during the site reconnaissance. Pole-mounted transformers were observed during the site reconnaissance. Southern California Edison maintains ownership and responsibility for the transformers. The transformers were not labeled indicating polychlorinated biphenyl (PCB) content and are not expected to contain PCBs. No leakage or staining was observed in the vicinity of the transformers, and they are not expected to represent a significant environmental concern. No other potential PCB-containing equipment was observed on site. A Tier 1 Vapor Encroachment Screening for the subject property was conducted in accordance with ASTM Standard E 2600-10. Results indicated that a vapor encroachment condition does not exist at the project site.

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
		Because the building currently occupying the project site was constructed in 1959, it could possibly contain asbestos-containing materials (ACMs) and/or lead-based paint (LBP). In accordance with Occupational Safety and Health Administration (OSHA) regulation 29 Code of Federal Regulations (CFR) 1926.1101, all materials not appropriately tested in a building constructed prior to 1981 are "presumed asbestos-containing materials." Separate reports evaluating the presence of ACMs and LBPs on the project site were completed by Barr & Clark in December 2021. Testing for ACMs was conducted in accordance with the Asbestos School Hazard Emergency Response Act (40 CFR 763 Subpart E) as mandated by the California OSHA (Title 8 Section 1529) and SCAQMD Rule 1403. Materials potentially containing asbestos were sampled from throughout the subject property, including exterior stucco, roofing mastic, coating, deck coating, and acoustic ceiling material. Samples were sent to LA Testing, which used Polarized Light Microscopy to determine asbestos content. Exterior stucco, roofing mastic, and acoustic ceiling materials were classified as having good condition, and coating and deck coating were found in damaged condition. ACMs identified as being in good condition present minimal risk for asbestos exposure and do not require further action. ACMs evaluated as damaged or significantly damaged present the greatest risk for asbestos exposure. ACMs in a damaged or significantly damaged state must be removed from the subject property

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
		following SCAQMD Rule 1403 Procedure 5, which requires that a registered asbestos abatement contractor perform ACM-disturbing activities (see Attachment 8) (**Mitigation Measure 2**). Testing for lead-containing materials was conducted following Chapter 7 of the HUD guidelines for the testing and evaluating LBP in housing. Paints and other materials possibly containing lead were collected from various materials on the interior and exterior of the Riviera Motel. Analysis of collected samples indicated the presence of lead-containing materials in several painted components at or above the action level. Painted and varnished surfaces in every accessible "room equivalent" were sampled for the presence of LBPs. Testing was completed by X-ray fluorescence (XRF) using a Heuresis/Viken Pb200i Lead Paint Analyzer. Throughout the subject property, none of the tested paint surfaces indicated the presence of LBPs at or above the respective action level of 1.0 milligrams per square centimeter (mg/cm^2). However, some of the tiled surfaces in the manager's kitchen, manager's bathroom, and the bathrooms of multiple units tested positive for lead. These surfaces were not painted, and the lead is most likely in the glazing or matrix of the tile itself. These tiles do not represent a source of lead contamination as long as they remain intact. Future removal or renovation activities should be done in a way that leaves the tiles unbroken. If the tiles must be broken, then a lead contractor should be used (see Attachment 9) (**Mitigation Measure 3**).

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
		A visual inspection for mold and moisture intrusion was conducted by Barr & Clark during the site reconnaissance. The inspection included accessible interiors of the property and around windows and exterior doors. Barr & Clark noted limited visual evidence of moisture damage at the walls and ceilings at Storage Room 8. No mold sampling was conducted as part of this assessment. Barr & Clark recommended the repair of moisture-damaged and mold-affected areas, and the implementation of a Mold and Mildew Operations and Maintenance Program (see ERR 5) (**Mitigation Measure 4**).
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	Due to the urban and commercial setting surrounding the project site, no federally listed special-status plant or wildlife species are expected to be present on site. Other than the dirt lot behind the project site, the site is developed and paved. Three species classified as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) were identified as possibly occurring on the project site: coastal California gnatcatcher (*Polioptila californica californica*), Monarch butterfly (*Danaus plexippus*), and Ventura Marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*). According to USFWS's Information for Planning and Consultation (IPaC) database, although the general habitat ranges of these two species overlap with the project site, their critical habitat areas do not intersect with the project site (USFWS 2020a) (see Attachment 10). Therefore, the proposed project would not impact wildlife movement, migration, or nursery sites (see ERR 6).

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
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	Explosive or flammable hazardous materials would not be present at the project site, which was previously operated as a motel. The Phase I ESA conducted by Barr & Clark did not identify any hazardous materials or petroleum products in accessible interior or exterior areas of the site. Review of stored materials, such as maintenance supplies, did not identify any RECs. According to the Phase I ESA, the observed portions of the properties adjoining the project site did not contain any potential aboveground sources of contamination that could impact the project site. Therefore, the proposed development would not expose residents or the surrounding community to dangerous, explosive, or flammable hazards.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The proposed development is in an urban setting on land designated as Urban and Built-Up Land by the California Department of Conservation. The land surrounding the project site is also classified as Urban (see Attachment 11) (DOC 2016). The proposed project is in the General Commercial, General Mixed-Use Overlay Zone. The General Mixed Use (GLMX) zone allows transitional and supportive housing as permitted by right uses. Because the proposed project would involve renovation of an existing structure in an urban setting, the project does not threaten existing farmlands. Therefore, the proposed project complies with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	Floodplain management would not be adversely impacted by the proposed project because the project site does not occur on a floodplain or floodway. According to FEMA Flood Insurance Rate Map Panel 06059 C0506J, the project would be in an Area of

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
		Minimal Flood Hazard (FEMA 2012) (see Attachment 5).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☒ ☐	The California State Historic Preservation Office (SHPO) was consulted in March 2022 to identify the presence of any known historical or cultural resources on the project site. Pursuant to 36 CFR 800.4(d), the SHPO did not find evidence that any historical resources would be impacted by the proposed development. The County determined that the Riviera Motel is not eligible for listing in the National Register of Historic Places, and the SHPO concurred with this determination. As described in **Mitigation Measure 5**, construction activities would cease, and an archaeologist would be contacted in the event that historical or cultural resources were discovered on the project site during ground-disturbing construction activities. Pursuant to Public Resources Code Section 21080.3.1 (c), tribes that are traditionally and culturally affiliated with the project site were consulted. No tribes responded by the end of the comment period (see Attachments 12 and 13; see ERR 7).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☒ ☐	**Construction Noise.** A temporary increase in noise levels would be expected during the renovation and construction phase of the proposed project. Noise would be generated by construction equipment and the delivery of materials, among other activities. Increases in ambient noise levels would be restricted to daytime hours and would remain within applicable thresholds. **Operational Noise.** The proposed project is not expected to have a negative impact on ambient noise levels during the operational phase. Sources of ambient noise produced by the development during the operational

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
		phase would be related to residential land uses. These noise sources may stem from people, car doors slamming, recreational activities, trash collection, and outdoor common areas, among others. Noise levels for the project site were calculated using the HUD Day/Night Noise Level (DNL) Electronic Assessment Tool. The project site is accessible from Beach Boulevard. Based on the project's concept design plans, the manager's office and sleeping rooms are located approximately 105 feet from the roadway centerline of Beach Boulevard. The closest proposed residential unit (Unit 12) with a direct exposure to Beach Boulevard has a substantial setback (approximately 145 feet from the roadway centerline to the western-most façade of the nearest motel unit). The project site is also located approximately 425 feet north of Chapman Avenue. No active rail lines are in the project vicinity. Los Alamitos Airfield, located approximately 3 miles west of the project site, is the nearest airport. Based on the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Orange County Airport Land Use Commission 2017), the 60 A-weighted decibels (dBA) and 65 dBA noise contours for Los Alamitos airfield are located approximately 1.9 miles or more from the project site. In accordance with the provided site plan, published average daily traffic volumes from the Orange County Transportation Authority (for beach Boulevard and Chapman Avenue), speed limit information, and building setback measurements from online aerial imagery, the ambient 24-hour noise level at the project site was calculated to be 68 dBA DNL/L_{dn}, which is 3 decibels

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
		(dB) above the HUD noise threshold. Based on the HUD Exchange DNL Calculator, rooms located 155 feet or farther from the Beach Boulevard centerline would not exceed the HUD exterior noise standard of 65 dBA day-night average sound level (DNL). Units within 155 feet of Beach Boulevard would include the office; manager's unit; and Units 1, 2, and 12. As detailed in Section 2.1, 24 CFR Part 51, Subpart B, noise attenuation features of a minimum of 5 dB are required for rehabilitation projects if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA. To reduce ambient noise at the project site to within HUD thresholds, all residential units would be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation) (**Mitigation Measure 6**). In addition, all windows and exterior doors within 155 feet of the Beach Boulevard centerline would have a Sound Transmission Class (STC) rating of 31 or greater. Inclusion of these mitigation measures would bring ambient noise levels to within HUD noise thresholds (**Mitigation Measure 7**). The HUD DNL Assessment Tool was also run to determine the noise levels at the proposed outdoor amenity area shared by the Tahiti and Riviera Motels. The outdoor amenity area would be located a minimum of 105 feet from the Beach Boulevard centerline, north of the Riviera Motel and south of the Tahiti Motel. The resulting

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
		noise calculations using the HUD noise model results is an estimated noise level of 68 dBA DNL/L_{dn} in the absence of noise reduction from intervening barriers or terrain. However, the proposed outdoor amenity area would be well-shielded by the proposed Tahiti amenity building and by a 5-foot-high concrete wall on either side of the amenity building. A noise barrier of any type would provide a minimum of 5 dB reduction as long as it breaks the line-of-sight between the source and the receiver, and is of sufficient mass (i.e., density) to substantially reduce the direct transmission of sound through the barrier. The building and wall would completely block the direct noise path between traffic on Beach Boulevard and the outdoor amenity area and would provide ample noise reduction. Therefore, traffic noise levels at the proposed outdoor amenity area would be less than 65 dBA DNL, and thus would be within the "normally acceptable" noise range. In conclusion, with implementation of mitigation measures, the project would comply with the federal standards for noise abatement and control (see Attachments 14 and 15; see ERR 8).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	The project site is not located on or adjacent to any sole-source aquifers. There are no sole-source aquifers designated in Orange County (EPA 2020b) (see Attachment 16).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	The National Wetlands Inventory map regulated by USFWS was used to determine the presence of wetlands on the project site. No wetlands were found on the project site. The nearest wetland, according to 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
		National Wetlands Inventory map, is a freshwater pond located at the Los Alamitos Racetrack, approximately 3.17 miles northwest of the project site (USFWS 2020b) (see Attachment 17). According to the Phase I ESA conducted by Barr & Clark, Barber City channel, located 0.32 miles east of the project site, is the waterbody closest to the project site (see ERR 9).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	The project site does not contain any rivers protected under the Wild and Scenic Rivers Act. Bautista Creek, located approximately 62 miles east of the project site, is the closest Wild and Scenic waterway to the project site (U.S. National Park Service 2019) (see Attachment 18; see ERR 10).
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ ☒	The proposed project would have a beneficial impact to the Stanton community by providing affordable housing and social services to individuals who are at risk of homelessness, are experiencing homelessness, are chronically homeless with a mental health diagnosis, and/or are veterans. Conversion of the current Riviera Motel into permanent supportive housing units would provide housing and social services to members of the community most in need. Supportive services would be provided by Jamboree Housing Corporation and a County services partner on the adjacent redeveloped vacant lot, which would become a community building serving both the Tahiti Apartment Homes and the proposed project. Negative impacts to the project environment were not found outside of those discussed above, which would be avoided, reduced, or mitigated

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
		through incorporation of design features, compliance with applicable regulations and policies, and implementation of mitigation measures. Because the project would not expose residents or community members to adverse environmental impacts or negatively impact social welfare, the project would comply with Executive Order 12898 (see ERR 11).

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

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- **(1)** Minor beneficial impact
- **(2)** No impact anticipated
- **(3)** Minor Adverse Impact – May require mitigation
- **(4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans/Compatible Land Use and Zoning/ Scale and Urban Design	2	The 0.44-acre project site has a General Plan Land Use Designation of Commercial General Zone–General Mixed-Use Overlay (CG-GM). The General Mixed Use (GLMX) zone allows transitional and supportive housing as permitted by right uses (City of Stanton 2008). Current zoning for the site supports the conversion of the Riviera Motel into a permanent supportive housing complex. The City of Stanton provided a letter

Environmental Assessment Factor	Impact Code	Impact Evaluation
		confirming compliance with both the zoning ordinance and the City's General Plan (see Attachment 19).
Soil Suitability/Slope/ Erosion/Drainage/ Storm Water Runoff	3	**Soil Suitability.** According to the soils review conducted for the Phase I ESA, the soils beneath the subject property consist of Metz loamy sand. These soils are in the Class A Hydrologic Group, which is characterized by high infiltration rates, and are described as deep and well drained. A typical soil profile is loamy sand from 0 to 16 inches, and stratified sand to fine sandy loam from 16 to 62 inches. Depth to the water table is less than 0 inches. Soil stability would not be adversely impacted by the proposed project because the project site is in an area with low potential for liquefaction, landslides, or seismically induced settlement. Successful building development currently existing on the project site and on adjacent parcels indicates that the soils on the site are suitable for the proposed project. **Slope and Drainage.** The project site is generally flat and lacks slopes that would adversely affect the project. Barr & Clark reviewed the U.S. Geological Survey (USGS) Quadrangle 7.5-minute series topographic map for Anaheim, California, to determine elevation at the project site. According to the USGS map, the site is approximately 63 feet above mean sea level. Contours on the USGS map indicate a gentle slope toward the southwest. The project would not include any substantial alterations to drainage conditions. **Erosion and Stormwater Runoff.** Erosion due to stormwater runoff at the project site is minimized due to the flat topography of the area and the lack of exposed soils. The landscaped areas of the project site were the only areas of exposed soil/landscape observed during the site reconnaissance. With most of the project site paved or covered by the existing structure, risk of erosion is minimal. Stormwater runoff would flow into storm drains located on the project site and along Beach Boulevard. The storm drains empty into the municipal sewer system. The City of Stanton maintains this storm drain, which flows into Bolsa Chica Channel and then into Huntington Harbor and the Seal Beach National Wildlife Refuge. The City has implemented numerous programs to reduce the amount of pollutants mixing with stormwater and urban runoff. Because the proposed project would involve renovating an existing structure instead of building a new apartment complex, minimal erosion is expected during the construction phase. However, the project would comply with erosion control

Environmental Assessment Factor	Impact Code	Impact Evaluation
		measures during the construction phase to minimize erosion and stormwater pollution. Best management practices (BMPs) adopted from the Stormwater Quality Management Plan would be incorporated during and after the construction phase of the project (**Mitigation Measures 8 and 9**). Other low-impact drainage BMPs would include maintaining existing drainage pathways and impervious areas and retaining natural areas where possible. Runoff from the project site is not anticipated to exceed the capacity of stormwater drainage systems or contribute to stormwater pollution.
Hazards and Nuisances including Site Safety and Noise	3	**Hazardous Materials.** The Phase I ESA conducted by Barr & Clark did not find evidence of any Recognized Environmental Conditions (RECs), historical RECs, or controlled RECs on the project site. No containers of hazardous materials were observed during the site reconnaissance. ACMs and lead-containing materials were found through material sampling on the existing Riviera Motel structure. Mitigation measures to minimize exposure to asbestos and lead would be implemented. A limited visual inspection for the conspicuous presence of mold in accessible interior areas of the subject property was completed for the Phase I ESA. Limited visual evidence of moisture damage was observed on the walls and ceilings of Storage Room 8. No sampling was conducted during this assessment. Barr & Clark recommend the repair of moisture-damaged and mold-affected areas, and implementation of a Mold and Mildew Operations and Maintenance Program. **Site Safety.** The project would be constructed consistent with the current Orange County requirements for fencing, lighting, and other features related to site safety. No impacts related to hazards, nuisance, or site safety would occur. **Noise.** A temporary increase in noise would occur during the construction phase of the proposed project. Increased noise levels would adhere to limits set by the County for construction impacts on noise-sensitive land uses. Noise increases would occur during daylight hours, with no adverse impacts anticipated. Operational noise sources would include project-generated traffic and recreational spaces. However, based on the relatively small size of the proposed project, only minimal increases in noise would be expected. Operational noise would comply with Orange County Noise Control Ordinances.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		To reduce ambient noise at the project site to within HUD thresholds, all residential units would be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation) (**Mitigation Measure 6**). In addition, all windows and exterior doors within 155 feet of the Beach Boulevard centerline would have a Sound Transmission Class (STC) rating of 31 or greater. Inclusion of these mitigation measures would bring ambient noise levels to within HUD noise thresholds (**Mitigation Measure 7**).
Energy Consumption	2	To obtain building permits, the project would be required to meet the minimum energy consumption standards as outlined in the California Building Code, Title 24, 2001 Energy Efficiency Standards. The proposed project would not pursue Leadership in Energy and Environmental Design (LEED) certification, but energy efficiency at the project site is likely to increase because older appliances and lighting fixtures would be replaced with newer and more-efficient electronics.
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project has the potential to create temporary employment opportunities during the renovation and construction phases. Income patterns in the City of Stanton would benefit from the proposed project, which would add 20 affordable housing units to low-income residents and individuals experiencing homelessness or who meet the Mental Health Services Act criteria. Residents would have access to social services, such as case management, adult education services and workshops, community events, and behavioral healthcare. Through active participation in social service programs, residents would retain their housing, make progress in their recovery, and become independent. On-site case managers and supportive service coordinators would implement these services.
Demographic Character Changes, Displacement	2	The proposed project would not have an adverse impact on community character or result in the displacement of existing businesses or individuals because the project would occur on land currently occupied by the Riviera Motel. The Riviera Motel building would be renovated such that community character would remain similar to existing conditions. Revitalization of this property would help improve the area and compliment the surrounding residential neighborhood. Increasing affordable housing units also supports the housing priorities detailed in the County of Orange Consolidated Plan by creating accommodations for individuals

Environmental Assessment Factor	Impact Code	Impact Evaluation
		experiencing homelessness (County of Orange 2020). Jamboree Housing Corporation has contracted out Overland, Pacific & Cutler to conduct an investigation and provide an analysis of current occupants of the Riviera Motel. If current occupants are determined to be long-term residents of the motel, they may be eligible for relocation assistance if they do not qualify to live in the new permanent supportive housing units and must permanently relocate. As a result, the proposed project would not have an adverse impact on community character and will remain compliant with existing land use designations and design.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Negative impacts on educational facilities in the City are not foreseen because the target population for the proposed project does not include families with children. Given the availability of educational institutions in the area and the low probability of residents with children, adverse impacts to schools are not anticipated. The project is located near multiple educational facilities, including the following (City of Stanton 2021): • Wakeham Elementary School, approximately 1.4 miles southwest of the project site • Bryant Elementary School, approximately 0.8 miles northeast of the project site • Rancho Los Alamitos High School, approximately 1.3 miles northeast of the project site • Alamitos Intermediate School, approximately 1.9 miles southeast of the project site • Ernest O. Lawrence Elementary School, approximately 1.9 miles south of the project site
Commercial Facilities	2	No adverse impacts to surrounding commercial facilities are anticipated. The project site is bordered by residential, retail, and commercial uses. The businesses located on the western project boundary would not be impacted by the proposed development.
Health Care and Social Services	2	Increases in the local population could increase demand for health care and social services in the community. The project site is situated near numerous health care facilities, including the following (City of Stanton 2021): • Anaheim Healthcare Center, located approximately 2.8 miles north of the project site at 501 S. Beach Boulevard, Anaheim, CA 92804 • Xpress Urgent Care, 12860 Beach Blvd Ste E, Stanton, CA 90680

Environmental Assessment Factor	Impact Code	Impact Evaluation
		• Park Anaheim Healthcare Center, located approximately 2.9 miles northwest of the project site at 3435 W. Ball Road, Anaheim, CA 92804 • West Anaheim Medical Center, located approximately 2.8 miles north of the project site at 3033 W. Orange Avenue, Anaheim, CA 92804 • Mission Palms Healthcare Center, located approximately 3.1 miles south of the project site at 240 Hospital Circle, Westminster, CA 92683 • Cambridge Healthcare Services located approximately 4.5 miles northeast at 1440 S. Euclid Street, Anaheim, CA 92802
Solid Waste Disposal/Recycling	2	Trash and recycling services for the subject property would be provided by the City of Stanton and Stanton Disposal. CR&R Incorporated provides trash and recycling services to the City of Stanton and serves Orange, Los Angeles, San Bernardino, Imperial, and Riverside Counties. CR&R manages an extensive network of processing facilities that properly dispose of solid waste, recyclables, green waste, food waste, construction and demolition waste, and electronic waste, among other materials. No evidence of improper waste disposal was observed on site during Barr & Clark's site visit. Because the proposed project would involve renovation of an existing structure, solid waste generated during the construction phase would be minimized. All generated waste would be properly disposed of and recycled when possible. The amount of solid waste generated by the proposed project during the operational phase would be a fraction of the throughput taken to Orange County landfills daily. As a result, adverse impacts from solid waste disposal associated with the proposed project are not anticipated.
Wastewater/ Sanitary Sewers	2	Wastewater and sewage generated by the proposed development during the operational phase would be directed into the municipal sanitary sewer system, which is serviced by Golden State Water. No wastewater treatment facilities or septic systems were observed or reported on site. The proposed project would not require the construction of additional sewage infrastructure. Negative impacts to wastewater systems and sanitary sewers servicing the project site are not anticipated.
Water Supply	2	The City of Stanton would provide water to the project site. Golden State Water Company supplies water to the City of Stanton and other west Orange County cities, with currently 27,200 customers across seven cities. According to the Golden State Water Company website, "water delivered to customers in

Environmental Assessment Factor	Impact Code	Impact Evaluation
		the West Orange County System is a blend of groundwater pumped from the Orange County Groundwater Basin and imported from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California)" (GSWC 2021a). According to the 2021 Water Quality Report, water supplied to the subject property is in compliance with all state and federal regulations pertaining to drinking water standards, including lead and copper (GSWC 2021b).
Public Safety - Police, Fire and Emergency Medical	2	The project site is in proximity to public safety providers, including the following (City of Stanton 2021): • Stanton Police Services, located approximately 1 mile north of the project site at 11100 Cedar St, Stanton, CA 90680 • Anaheim Police Department West Station, located approximately 7.1 miles northeast of the project site at 425 S. Harbor Boulevard, Anaheim, CA 92805 • Orange County Fire Authority Station #46, located approximately 1.5 miles north of the project site at 7871 Pacific Street, Stanton, CA 90680 • Anaheim Fire Station #4, located approximately 3.1 miles north of the project site at 2736 W. Orange Avenue, Anaheim, CA 92804 • Orange County Fire Authority Station #82, located approximately 2.2 miles east of the project site at 11805 Gilbert Street, Garden Grove, CA 92841
Parks, Open Space and Recreation	2	Recreational spaces in proximity to the project site include the following: • Chapman Sports Park, located approximately 2.2 miles west of the project site at 11700 Knott Street, Garden Grove, CA 92841 • Veterans Memorial Park, located approximately 1.1 miles north of the project site at 10970 Cedar Street, Stanton, CA 90680 • Stanton Park, located approximately 1.2 miles north of the project site at 7800 Katella Avenue, Stanton, CA 90680 • Stanton Central Park, located approximately 1.8 miles north of the project site at 10660 Western Avenue, Stanton, CA 90680 • Zuniga Park, located approximately 1.3 miles north of the subject property at 10902 Date Street, Stanton, CA 90680
Transportation and Accessibility	2	The project site is within walking distance of several bus stops located along Beach Boulevard. The nearest bus stop is located at the intersection of Beach Boulevard and Chapman Avenue,

Environmental Assessment Factor	Impact Code	Impact Evaluation
		approximately 450 feet southwest of the project site. This bus stop is serviced by Bus Line 29. Pre-existing urban development and readily available public transit near the project site would reduce transportation and accessibility issues, such as traffic and limited parking. Considering the small size of the development, the proposed project is not expected to adversely affect transportation or accessibility in the area. In addition, because few residents are likely to own vehicles, there would be ample parking available for staff and visitors.
NATURAL FEATURES		
Unique Natural Features, Water Resources	3	The project site does not encompass any unique natural features. Federally protected natural resources, such as rivers, wetlands, coastal zones, and endangered species, are not present on the project site or adjacent properties. Therefore, the proposed project would not result in the alteration of water resources that could potentially result in substantial erosion or siltation on or off site, or result in downstream flooding. Groundwater recharge at the project site could be reduced, but recharge would still occur in vegetated green spaces on the project site. Mitigation measures employing BMPs would be required during and after construction to minimize potential adverse contributions to stormwater pollution (**Mitigation Measures 8 and 9**).
Vegetation, Wildlife	3	Although the proposed project is located within the ranges of three endangered or threatened species of insects, birds, and flowering plants, none of these species are found on the project site because it is developed and in an urbanized area. According to the USFWS IPaC database, the project site is situated outside of critical habitat areas for the endangered or threatened species that have these areas defined (USFWS 2020a) (see Attachment 10). The project site is largely absent of vegetation, although plant life, such as bushes, trees, grasses, and weeds, can be found on the borders of the site.
Other Factors		

Additional Studies Performed:

- *Phase I Environmental Assessment,* Prepared by Barr & Clark Independent Environmental Testing Inc., December 2021
- *Lead-Based Paint Screening,* Prepared by Barr & Clark Independent Environmental Testing Inc., November 2021
- *Asbestos Inspection Report,* Prepared by Barr & Clark Independent Environmental Testing Inc., December 2021

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

- *Phase I Environmental Assessment,* Prepared by Barr & Clark Independent Environmental Testing Inc., December 2021
- *Lead-Based Paint Screening,* Prepared by Barr & Clark Independent Environmental Testing Inc., November 2021
- *Asbestos Inspection Report,* Prepared by Barr & Clark Independent Environmental Testing Inc., December 2021

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

CCC (California Coastal Commission). 2019. "Maps – Coastal Zone Boundary: Orange County." https://coastal.ca.gov/maps/czb/.

City of Stanton. 2008. *City of Stanton General Plan*. Accessed February 2022. https://cms9files.revize.com/stantonca/Document_center/Department/Community%20Development/Adopted%20General%20Plan.pdf.

City of Stanton. 2021. "About Us/Moving to Stanton." Accessed February 2022. https://www.stantonca.gov/community/moving_to_stanton/index.php.

County of Orange. 2020. *County of Orange FY 2020–FY 2024 Consolidated Plan*. Housing and Community Development. June 23, 2020. http://cams.ocgov.com/Web_Publisher_SAM/Agenda03_09_2021_files/images/O03820-001188A.PDF.

DOC (California Department of Conservation). 2016. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/.

EPA (U.S. Environmental Protection Agency). 2020a. "Current Nonattainment Counties for all Criteria Pollutants." July 31, 2020. Accessed August 2020. https://www3.epa.gov/airquality/greenbook/ancl.html.

EPA. 2020b. "Sole Source Aquifers for Drinking Water." Last updated January 14, 2020. Accessed February 2022. https://www.epa.gov/dwssa.

FEMA (Federal Emergency Management Agency). 2012. "FEMA Flood Map Service Center: Flood Insurance Rate Map for Irvine, California." https://msc.fema.gov/portal/search#searchresultsanchor.

GSWC (Golden State Water Company). 2021a. "Los Alamitos, West Orange County." Accessed February 2022. https://www.gswater.com/los-alamitos.

GSWC. 2021b. *West Orange County Water System, Consumer Confidence Report on Water Quality for 2020*. https://www.gswater.com/sites/main/files/file-attachments/water-quality-west-orange-county.pdf?1621390083.

Orange County Airport Land Use Commission. 2017. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. Last amended August 17, 2017. https://files.ocair.com/media/2021-02/JFTB,LosAlamitos-AELUP2017.pdf.

SCAQMD (South Coast Air Quality Management District). 2005. "Rule 403: Fugitive Dust." As amended through June 3, 2005. https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4.

SCAQMD. 2019. "South Coast AQMD Air Quality Significance Thresholds." April 2019. Accessed May 2021. http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf.

USFWS (U.S. Fish and Wildlife Service). 2019. "Coastal Barrier Resources System Mapper." Updated July 31, 2019. Accessed February 2022. https://www.fws.gov/cbra/maps/Mapper.html.

USFWS. 2020a. "Information for Planning and Consultation (IPaC)." Accessed February 2022. https://ipac.ecosphere.fws.gov/.

USFWS. 2020b. "National Wetlands Inventory, Surface Waters and Wetlands Map." Accessed February 2022. https://www.fws.gov/wetlands/data/mapper.html.

U.S. National Park Service. 2019. "Interactive map of NPS Wild and Scenic Rivers." Accessed February 2022. https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88daee0e353142.

List of Permits Obtained:

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

The Draft Environmental Assessment will be made available for public review and comment beginning on April 19, 2022 and concluding on May 4, 2022.

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

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

development of previously undisturbed sites in more remote locations with fewer transit connections, many of which contain native vegetation and wildlife species.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
Site identification has proven to be a major obstacle in providing affordable housing units. Residential sites available at reasonable cost are extremely limited, and sites that do not meet cost and land use criteria are generally eliminated as alternatives. This project was chosen from several properties based on feasibility, location, and affordability. Physical and social constraints were also considered in identifying and rejecting alternatives. No other build alternatives are analyzed or included in this environmental document.

No Action Alternative [24 CFR 58.40(e)]:
The No Action Alternative would not build any additional housing at the project site. There would be no benefits to the physical or human environment by not taking the federal action associated with this project. Physical impacts to the environment would occur in urban areas whether units are subsidized with federal funds or built at market rates. If an affordable housing project were not constructed on this site, the social benefits of providing new affordable housing opportunities on an urban infill parcel would not occur.

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

Summary of Findings and Conclusions:
Jamboree Housing Corporation is proposing the renovation and conversion of the existing Riviera Motel into an affordable housing community. The project would consist of 20 affordable housing units with one manager's unit when completed. Social services would be provided through Quality Management Group and Housing with HEART, the Community Impact Team at Jamboree Housing Corporation, along with the Orange County Health Care Agency's full-service partnership for services to MHSA units and the VA to the VASH units. The proposed project would contribute to the increased density and availability of mixed-used development in an area that would encourage multi-modal activity. The proximity of existing transit options to the project site would reduce long-term air emissions and energy use associated with motor vehicle travel.

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

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

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

Air Quality – Fugitive Dust

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

- **Backfilling**: Stabilize backfill material when not actively handling, stabilize backfill material during handling, and stabilize soil at completion of activity.
- **Clearing and Grubbing**: Maintain stability of soil through pre-watering of site prior to clearing and grubbing, stabilize soil during clearing and grubbing activities, and stabilize soil immediately after clearing and grubbing activities.
- **Clearing Forms**: Use water spray, sweeping and water spray, or a vacuum system to clear forms.
- **Crushing**: Stabilize surface soils prior to operation of support equipment and stabilize material after crushing.
- **Cut and Fill**: Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.
- **Demolition** – **Mechanical/Manual:** Stabilize wind erodible surfaces to reduce dust, stabilize surface soil where support equipment and vehicles will operate, stabilize loose soil and demolition debris, and comply with Air Quality Management District Rule 1403.
- **Disturbed Soil**: Stabilize disturbed soil throughout the construction site and stabilize disturbed soil between structures.
- **Earth-Moving Activities**: Pre-apply water to depth of proposed cuts, re-apply water as necessary to maintain soil in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction, and stabilize soil once earth-moving activities are complete.
- **Importing/Exporting of Bulk Materials**: Stabilize material while loading to reduce fugitive dust emissions, maintain at least 6 inches of freeboard on haul vehicles, stabilize material while transporting and unloading to reduce fugitive dust emissions, and comply with California Vehicle Code Section 23114.
- **Landscaping**: Stabilize soils, materials, slopes.

- **Road Shoulder Maintenance:** Apply water to unpaved shoulders prior to clearing and apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.
- **Screening:** Pre-water material prior to screening, limit fugitive dust emissions to opacity and plume length standards, and stabilize material immediately after screening.
- **Staging Areas:** Stabilize staging areas during use, and stabilize staging area soils at project completion.
- **Stockpiles/Bulk Material Handling:** Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, or must have a road bladed to the top to allow water truck access, or must have an operational water irrigation system that is capable of complete stockpile coverage.
- **Traffic Areas for Construction Activities:** Stabilize all off-road traffic and parking areas, stabilize all haul routes, and direct construction traffic over established haul routes.
- **Trenching:** Stabilize surface soils where trencher or excavator and support equipment will operate and stabilize soils at the completion of trenching activities.
- **Truck Loading:** Pre-water material prior to loading and ensure that freeboard exceeds 6 inches (California Vehicle Code Section 23114).
- **Turf Overseeding:** Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards, and cover haul vehicles prior to exiting the site.
- **Unpaved Roads/Parking Lots:** Stabilize soils to meet the applicable performance standards and limit vehicular travel to established unpaved roads (haul routes) and parking lots.
- **Vacant Land:** In instances where vacant lots are 0.10 acres or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and off-road-vehicle trespassing, parking, and access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.

Hazardous Materials

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

Mitigation Measure 2 **Asbestos-Containing Materials in Damaged or Significantly Damaged Condition:** These materials present the greatest risk for asbestos exposure. All damaged areas of these materials shall be

repaired immediately. If it is not feasible to repair these materials, they shall be removed immediately. An asbestos abatement contractor registered with the Division of Occupational Safety and Health shall perform any work that disturbs these materials.

Asbestos-Containing Materials in Good Condition: Asbestos-containing materials that are maintained in good condition present minimal risk for asbestos exposure. If renovation or demolition activities are to affect these materials, an asbestos abatement contractor registered with the Division of Occupational Safety and Health shall be contracted to perform all portions of the work affecting these materials.

Mitigation Measure 3 The tile surfaces in the manager's kitchen, manager's bathroom, and the bathrooms of multiple units are not a likely source of lead dust contamination as long as they remain intact. If future renovation or repair activities require that the tile be removed or the surfaces disturbed, it shall be done in a manner that does not break the tiles. If this is not feasible, this task shall be assigned to a lead-certified contractor.

Mitigation Measure 4 Moisture-damaged and mold-affected areas shall be repaired, and a Mold and Mildew Operations and Maintenance Program shall be implemented.

Historic Preservation (Cultural Resources)

Mitigation Measure 5 In the event that previously unidentified cultural resources are encountered during ground-disturbing activities associated with project construction, work in the immediate area must halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Environmental Policy Act, additional work such as data recovery excavation may be warranted to mitigate potential adverse effects.

Noise Abatement and Control

Mitigation Measure 6 To reduce ambient noise at the project site to within U.S. Housing and Urban Development (HUD) thresholds, all residential units shall be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation).

Mitigation Measure 7 All windows and exterior doors within 155 feet of the Beach Boulevard centerline shall have a Sound Transmission Class (STC) rating of 31 or greater.

Unique Natural Features, Water Resources

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

Mitigation Measure 9 Prior to construction commencing, the applicant shall provide evidence to Orange County of a Waste Discharge Identification number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System. This serves as the Regional Water Quality Control Board's approval or permit under the National Pollutant Discharge Elimination System construction stormwater quality permit.

☒ **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: Liza Taylor Date: April 14, 2022

Name/Title/Organization: Liza Taylor/Housing Development Compliance Administrator/
OC Housing and Community Development

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

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

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

ENVIRONMENTAL REVIEW RECORDS (ERRS)

ERR No. 1. Airport Hazards

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

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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

   ☐Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

Worksheet Summary

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

The project site is located approximately 10.67 miles from the nearest civilian airport, John Wayne Airport, and about 3 miles east of the nearest military airport, Joint Forces Training Base Los Alamitos (see Attachments 2 and 3).

ERR No. 2. Floodplain Management

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

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

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

Floodplain Management (CEST and EA) – PARTNER

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

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

   ☐ Yes

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

   Click here to enter text.

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

   ☒ No → *Continue to Question 2.*

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

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

   Does your project occur in a floodplain?

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

   ☐ Yes

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

   ☐ Floodway → *Continue to Question 3, Floodways*

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

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

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

3. **Floodways**

   Is this a functionally dependent use?

   ☐ Yes

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

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

4. **Coastal High Hazard Area**

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

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

☐ No

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

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

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

5. **500-year Floodplain**

Is this a critical action?

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

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

6. **8-Step Process**.

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

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

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

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

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

Worksheet Summary

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

Map panel numbers and dates

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

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

FEMA Firm Map 06059C0269J, effective date 3/21/2019 (see Attachment 4). The project is not in a floodplain.

ERR No. 3. Air Quality

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

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

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

Air Quality (CEST and EA) – PARTNER

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

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

   ☒ Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

Air quality modeling for construction emissions was calculated using the CalEEMod model. Construction emissions were estimated to be below de minimis thresholds for NAAQS. See Attachment 6.

ERR No. 4. Coastal Zone Management Act

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

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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

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

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

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

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

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

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

☐No → Project cannot proceed at this location.

Worksheet Summary

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

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

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

The proposed project is not in a Coastal Zone. See Attachment 7.

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

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

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

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

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

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

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

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

   ☒ No

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

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

Click here to enter text.

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

☐ Yes.

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

3. Mitigation

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

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

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

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

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

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

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

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

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

☐ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

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

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

The presence of asbestos and mold at the project site will be mitigated through removal or repair of damaged or disturbed areas and materials containing these contaminants, as described in the Asbestos Report (Attachment 8) and Phase I ESA. The presence of lead in the tile glazing in the manager's kitchen, manager's bathroom, and the bathrooms of multiple units was reported in the Lead-Based Paint Report (Attachment 9); however, the tiles would not be a source of lead contamination as long as they remain intact.

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

Asbestos-Containing Materials in Damaged or Significantly Damaged Condition: These materials present the greatest risk for asbestos exposure. All damaged areas of these materials shall be repaired immediately. If it is not feasible to repair these materials, they shall be removed immediately. An asbestos abatement contractor registered with the Division of Occupational Safety and Health shall perform any work that disturbs these materials (**Mitigation Measure 2**).

Asbestos-Containing Materials in Good Condition: Asbestos-containing materials that are maintained in good condition present minimal risk for asbestos exposure. If renovation or demolition activities are to affect these materials, an asbestos abatement contractor registered with the Division of Occupational Safety and Health shall be contracted to perform all portions of the work affecting these materials (**Mitigation Measure 2**).

Lead-Containing Materials: The tile surfaces in the manager's kitchen, manager's bathroom, and the bathrooms of multiple units are not a likely source of lead dust contamination as long as they remain intact. If future renovation or repair activities require that the tile be removed or the surfaces disturbed, it shall be done in a manner that does not break the tiles. If this is not feasible, this task shall be assigned to a lead-certified contractor (**Mitigation Measure 3**).

Mold: Moisture-damaged and mold-affected areas shall be repaired, and a Mold and Mildew Operations and Maintenance Program shall be implemented (**Mitigation Measure 4**).

ERR No. 6. Endangered Species Act

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

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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

Click here to enter text.

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

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

→ *Continue to Question 2.*

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

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

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

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

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

→ *Continue to Question 3.*

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

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

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

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

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

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

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

Worksheet Summary

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

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

The ranges of three threatened or endangered species overlap with the project site. However, according to the U.S. Fish and Wildlife Service's IPaC database, the project site is located outside of critical habitat areas for the endangered or threatened species that have these areas defined. Furthermore, the project site is currently developed and within a fully urbanized area; therefore, no species or critical habitat occur at the site, and there would be no impacts to listed species or critical habitat (see Attachment 10).

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

According to the U.S. Fish and Wildlife Service's IPaC website, three federally listed species occur within the project site. However, because the project site occurs in a highly developed urban area and does not overlap with critical habitat for these species, the proposed development is not expected to have adverse impacts on any federally listed species. See Attachment 10.

ERR No. 7. Historic Preservation

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

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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

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

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

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

Step 1 - Initiate Consultation

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

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

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

1. State Historic Preservation Office; no objection with determination of No Historic Properties Affected on March 10, 2022 (see Attachment 12).
2. Orange County (County) coordinated with the California Native American Heritage Commission (NAHC) to identify tribes that are traditionally and culturally affiliated with the project area. The County sent letters to the tribes the NAHC recommended. No responses were received from the tribes.

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

11850 Beach Boulevard
Stanton, CA 90680

See EA Figure 1.

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

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

Click here to enter text.

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

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

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

☒ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

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

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

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

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

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

Provide any comments below:
Comments may include recommendations for avoidance, minimization, and/or mitigation.
Click here to enter text.

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

ERR No. 8. Noise (EA Level Reviews)

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

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

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

Noise (EA Level Reviews) – PARTNER

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

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

☐ New construction for residential use

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

→ *Continue to Question 2.*

☒ Rehabilitation of an existing residential property

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

→ *Continue to Question 2.*

☐ None of the above

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

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

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

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

☒ Noise generators were found within the threshold distances.

→ *Continue to Question 3.*

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

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

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

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

Indicate noise level here: Click here to enter text.

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

<u>If project is new construction:</u>
Is the project in a largely undeveloped area[1]?

☒ No

☐ Yes → ***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).***

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

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here: Click here to enter text.

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

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

4. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☒ Mitigation as follows will be implemented:

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

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

- All windows and exterior doors within 155 feet of the Beach Boulevard centerline shall have a Sound Transmission Class (STC) rating of 31 or greater.

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

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

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

The noise level for the project site was calculated using the U.S. Department of Housing and Urban Development's (HUD) DNL Electronic Assessment Tool. The noise level at the projects site is 65 A-weighted decibels (dBA), the acceptable HUD noise threshold (see Attachments 14 and 15).

The project site is accessible from Beach Boulevard and has a substantial setback of approximately 145 feet from the Beach Boulevard centerline to the western-most façade of the Riviera Motel. The project site is also located approximately 425 feet north of Chapman Avenue. No active rail lines are located in the project vicinity. Los Alamitos Airfield, located approximately 3 miles west of the project site, is the nearest airport. Based on the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Amended August 2017), the 60 dBA and 65 dBA noise contours for Los Alamitos Airfield are located approximately 1.9 miles or more from the project site. In accordance with the provided site plan, published average daily traffic volumes from the Orange County Transportation Authority (for Beach Boulevard and Chapman Avenue), speed limit information, and building setback measurements from online aerial imagery, the ambient 24-hour noise level at the project site was calculated to be 68 dBA DNL/L_{dn}, above the HUD noise threshold. Based on the HUD Exchange DNL Calculator, rooms located 155 feet or farther from the Beach Boulevard centerline would not exceed the HUD exterior noise standard of 65 dBA DNL. Units within 155 feet of Beach Boulevard would consist of the office and sleeping rooms, Units 1 and 2, and Unit 12.

As detailed in Section 2.1, 24 CFR Part 51, Subpart B, noise attenuation features of a minimum of 5 decibels (dB) are required for new construction if the day-night average sound level (DNL) is greater than 65 dBA but does not exceed 70 dBA. To reduce ambient noise at the project site to within HUD thresholds, all residential units will be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a "windows closed" condition (i.e., windows do not need to be left open for ventilation). In addition, all windows and exterior doors within 155 feet of the Beach Boulevard centerline will have a Sound Transmission Class (STC) rating of 31 or greater. Inclusion of these mitigation measures would bring ambient noise levels to within HUD noise thresholds. Therefore, this project would comply with the federal, state, and local standards for noise abatement and control.

Include all documentation supporting your findings in your submission to HUD.
See HUD DNL Electronic Assessment Tool, Attachments 14 and 15.

ERR No. 9. Wetlands

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

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

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

Wetlands (CEST and EA) – Partner

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

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

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

   ☒ Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

Worksheet Summary

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

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

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

The project site is not in or adjacent to a wetland (see Attachment 16).

ERR No. 10. Wild and Scenic Rivers

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

☒ No

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

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

→ *Continue to Question 2.*

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

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

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

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

Worksheet Summary

Compliance Determination

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

No wild or scenic rivers are located on or adjacent to the project site (see Attachment 17).

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

ERR No. 11. Environmental Justice

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

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

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

Environmental Justice (CEST and EA) – PARTNER

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

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

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

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

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

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

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

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

   Noise Abatement and Control: With implementation of noise attenuation measures, no disproportionate impacts to low-income and/or minority communities would occur as a result of impacts from ambient noise levels.

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

Worksheet Summary

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

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

Hazardous Materials: Because the office building currently occupying the project site was constructed circa 1959, it could possibly contain asbestos-containing materials (ACMs) and lead-based paints (LBPs). In accordance with OSHA regulation 29 CFR 1926.1101, all materials not appropriately tested in a building constructed prior to 1981 are "presumed asbestos-containing materials." Separate reports evaluating the presence of ACMs and LBPs on the project site were completed by Barr & Clark in December 2021. These reports identified the presence of asbestos and lead in tested samples from throughout the subject property. Removal or repair of damaged ACMs or lead-containing materials should be completed by experienced professionals.

Some of the tiled surfaces in the manager's kitchen, manager's bathroom, and the bathrooms of multiple units tested positive for lead. These surfaces were not painted, and the lead is most likely in the glazing or matrix of the tile itself. These tiles do not represent a source of lead contamination as long as they remain intact. Future removal or renovation activities should be done in a way that leaves the tiles unbroken. If the tiles must be broken, then a lead contractor must be used.

A visual inspection for mold and moisture intrusion was conducted by Barr & Clark during the site reconnaissance. The inspection included accessible interiors of the property and around windows and exterior doors. Moisture damage and mold were observed around the walls and ceiling of Storage Room 8. No sampling was conducted during this assessment. Barr & Clark recommend the repair of moisture-damaged and mold-affected areas, and implementation of a Mold and Mildew Operations and Maintenance Program.

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

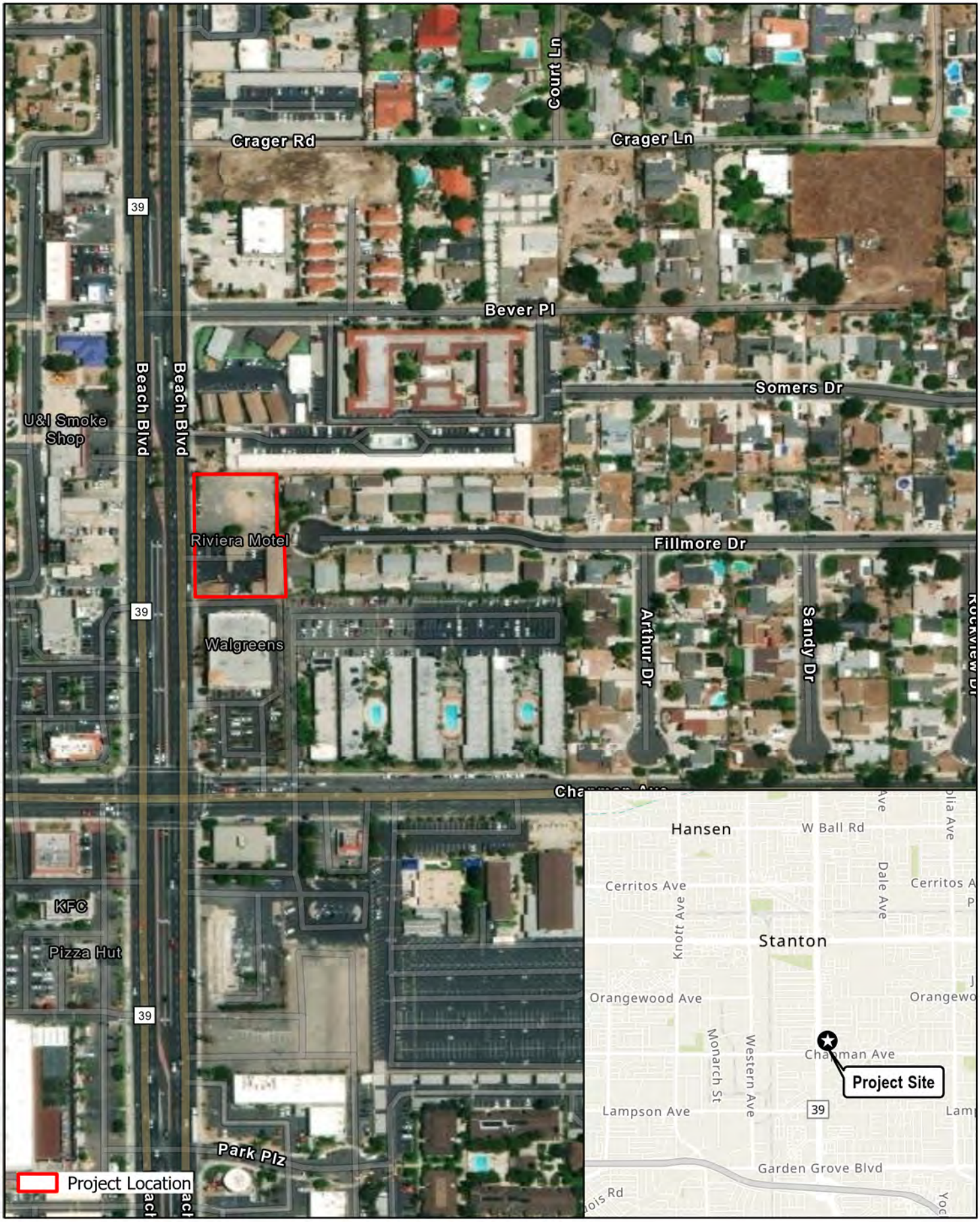
Noise Abatement and Control: Ambient noise levels at the project site were calculated to be 68 A-weighted decibels (dBA) DNL/L_{dn}, above U.S. Department of Housing and Urban Development (HUD)

thresholds, in the “normally unacceptable” range. As detailed in Section 2.1, 24 CFR Part 51, Subpart B, noise attenuation features of a minimum of 5 decibels (dB) are required for new construction if the day-night average sound level (DNL) is greater than 65 dBA but does not exceed 70 dBA. To reduce ambient noise at the project site to within HUD thresholds, all residential units will be equipped with a forced heating, ventilation, and air conditioning (HVAC) unit that allows for a “windows closed” condition (i.e., windows do not need to be left open for ventilation). In addition, all windows and exterior doors within 155 feet of the Beach Boulevard centerline will have a Sound Transmission Class (STC) rating of 31 or greater. Inclusion of these mitigation measures would bring ambient noise levels to within HUD noise thresholds.

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

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

Attachment 1. Project Location



DUDEK

0 250 500 US Feet

Figure 1: Project Location

Riviera Motel Conversion

Attachment 2. Proximity to Commercial Airport

Cypress
Disneyland Park
11850 Beach Blvd
Garden Grove
Westminster
Seal Beach
SUNSET BEACH
Santa Ana
Tustin
Fountain Valley
18431 Beach Blvd
Irvine
John Wayne Airport
John Wayne Airport
John Wayne Airport
Costa Mesa
Newport Beach
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data USGS
Google Earth
33°46'10.18" N 118°05'40.55" W elev 18 ft eye alt 21.83 mi

Ruler

Line | Path | Polygon | Circle | 3D path | 3D polygon

Measure the distance between two points on the ground

Map Length:	10.67	Miles
Ground Length:	10.67	
Heading:	138.34 degrees	

Mouse Navigation | Save | Clear

Attachment 3. Proximity to Military Airport

Ralphs
Ball Rd
Cypress
Adventure City
Los Alamitos High School
W Cerritos Ave
Hyatt House Cypress/Anaheim
Stanton Central Park
Knott Ave
Los Alamitos Race Course
Costco Wholesale
Target
Los Alamitos Medical Center
Valley View St
Katella Ave
Stanton
11206 Lexington Dr
Joint Forces Training Base Los Alamitos
Navy Golf Course
Orangewood Ave
Western Ave
11850 Beach Blvd
Vons
Chapman Ave
The Home Depot
Starlight West Grove Cinemas
Arbor Dog Park
WEST GARDEN GROVE
Lampson Ave
Pacifica High School
The Map Sports Facility
Springdale St
Data USGS
Old Ranch Country Club
Raising Cane's Chicken Fingers
1985

Ruler

Line | Path | Polygon | Circle | 3D path | 3D polygon

Measure the distance between two points on the ground

Map Length: 3.16 Miles
Ground Length: 3.16
Heading: 275.37 degrees

Mouse Navigation | Save | Clear

Google Earth

33°49'06.91" N 118°04'06.90" W elev 26 ft eye alt 23046 ft

Attachment 4. Coastal Barrier Resources Map

Coastal Barrier Resources System Mapper
U.S Fish & Wildlife Service

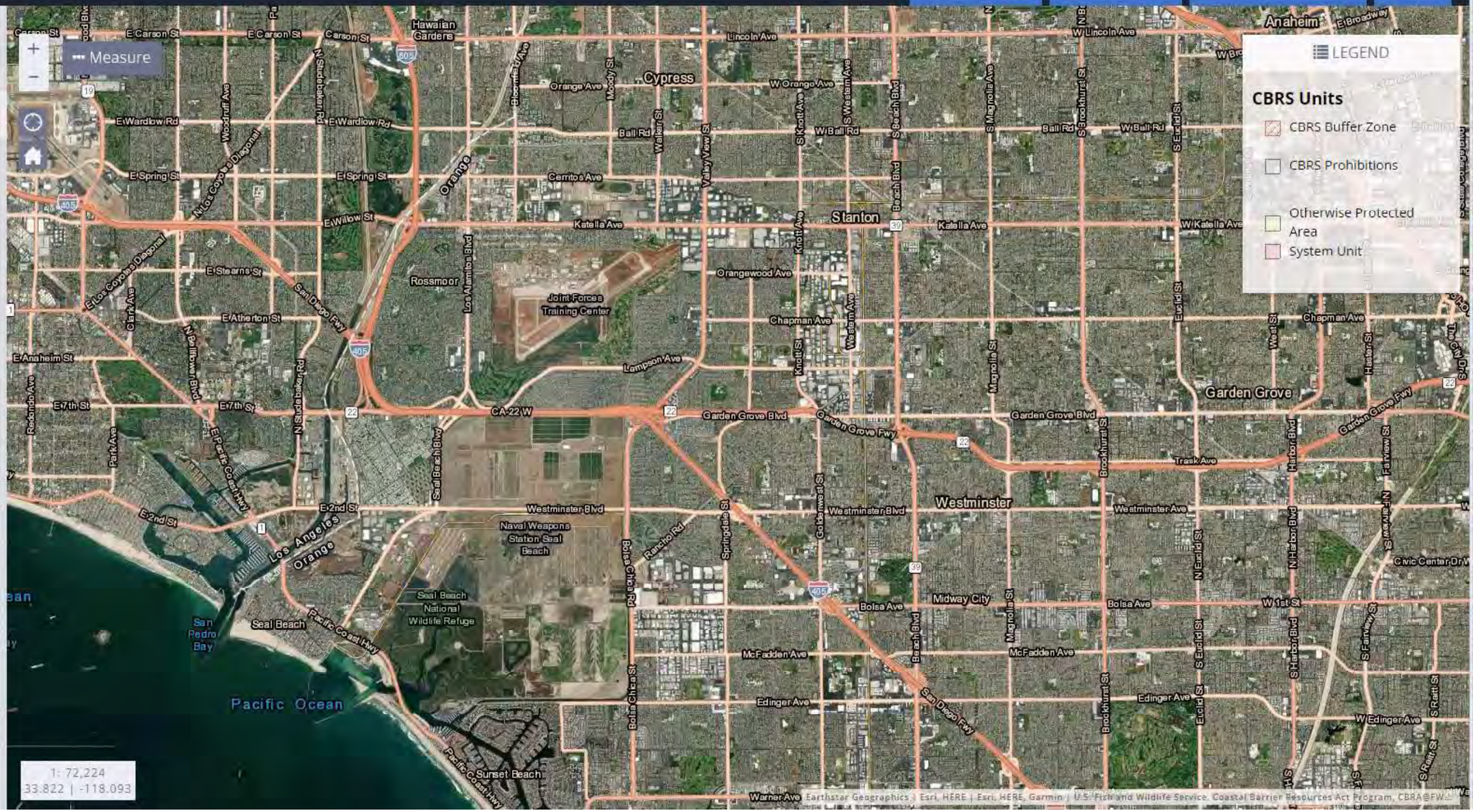
ABOUT | FIND LOCATION | FIND CBRS UNIT | CBRS VALIDATION TOOL | PRINT

BASEMAPS

MAP LAYERS

CBRS Units

Click here to learn more about CBRS Units.

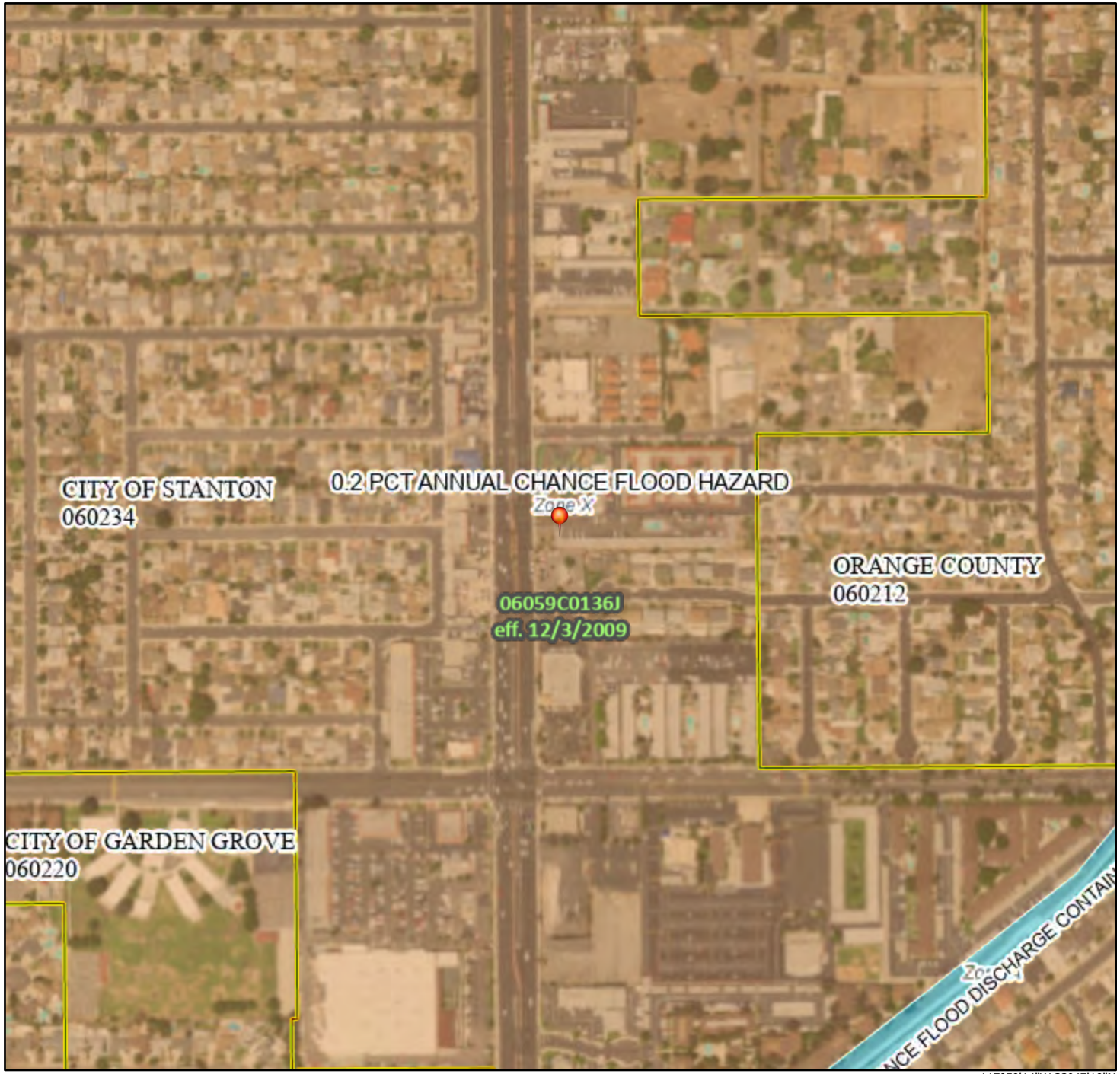


Attachment 5. FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

117°59'52"W 33°47'40"N



117°59'14"W 33°47'10"N

Feet 1:6,000

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

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

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/22/2021 at 10:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Attachment 6. CalEEMod Air Quality Model

Riviera Motel HUD EA - Orange County, Annual

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

Riviera Motel HUD EA

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	21.00	Dwelling Unit	0.20	6,132.00	21
General Office Building	3.40	1000sqft	0.08	3,400.00	0
Parking Lot	0.16	Acre	0.16	6,969.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	8			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Population of 21 assumed for the project, including the manager

Construction Phase - Default construction schedule assuming 6/22 start. Note that this schedule and equipment mix assumes all new construction as a conservative estimate

Off-road Equipment - Default

Grading - Default

Off-road Equipment - Default

Off-road Equipment - Default

Off-road Equipment - Default

Off-road Equipment - Default

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

Trips and VMT - Default

Architectural Coating - Default

On-road Fugitive Dust - Default

Demolition - No demo assumed

Vehicle Trips - Default trip gen for the units, which is conservative. Zeroed out trips for the General Office Building since it will be for the community residents

Vehicle Emission Factors - Default

Vehicle Emission Factors - Default

Vehicle Emission Factors - Default

Fleet Mix - Default

Road Dust - Default

Woodstoves - No hearths

Consumer Products - Default

Area Coating - Default

Landscape Equipment - Default

Energy Use - Default

Water And Wastewater - Default

Solid Waste - Default

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	17.85	0.00
tblFireplaces	NumberNoFireplace	2.10	21.00
tblFireplaces	NumberWood	1.05	0.00
tblLandUse	LandUseSquareFeet	21,000.00	6,132.00
tblLandUse	LotAcreage	1.31	0.20
tblLandUse	Population	60.00	21.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00

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

tblWoodstoves	NumberCatalytic	1.05	0.00
tblWoodstoves	NumberNoncatalytic	1.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0773	0.3968	0.4227	7.6000e-004	0.0180	0.0203	0.0383	5.9200e-003	0.0187	0.0247	0.0000	67.2438	67.2438	0.0179	7.6000e-004	67.9175
Maximum	**0.0773**	**0.3968**	**0.4227**	**7.6000e-004**	**0.0180**	**0.0203**	**0.0383**	**5.9200e-003**	**0.0187**	**0.0247**	**0.0000**	**67.2438**	**67.2438**	**0.0179**	**7.6000e-004**	**67.9175**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0773	0.3968	0.4227	7.6000e-004	0.0180	0.0203	0.0383	5.9200e-003	0.0187	0.0247	0.0000	67.2438	67.2438	0.0179	7.6000e-004	67.9175
Maximum	**0.0773**	**0.3968**	**0.4227**	**7.6000e-004**	**0.0180**	**0.0203**	**0.0383**	**5.9200e-003**	**0.0187**	**0.0247**	**0.0000**	**67.2438**	**67.2438**	**0.0179**	**7.6000e-004**	**67.9175**

Riviera Motel HUD EA - Orange County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-1-2022**	**8-31-2022**	0.2662	0.2662
2	**9-1-2022**	**9-30-2022**	0.0856	0.0856
		Highest	0.2662	0.2662

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0450	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624
Energy	1.5700e-003	0.0135	6.3800e-003	9.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	39.1007	39.1007	2.2900e-003	5.3000e-004	39.3146
Mobile	0.0760	0.0884	0.7943	1.8400e-003	0.1970	1.2600e-003	0.1983	0.0526	1.1700e-003	0.0538	0.0000	169.5873	169.5873	0.0103	7.1300e-003	171.9719
Waste						0.0000	0.0000		0.0000	0.0000	2.6023	0.0000	2.6023	0.1538	0.0000	6.4472
Water						0.0000	0.0000		0.0000	0.0000	0.6258	6.9843	7.6101	0.0649	1.5900e-003	9.7053
Total	**0.1226**	**0.1044**	**1.0173**	**1.9400e-003**	**0.1970**	**3.5500e-003**	**0.2006**	**0.0526**	**3.4600e-003**	**0.0561**	**3.2281**	**216.0262**	**219.2543**	**0.2316**	**9.2500e-003**	**227.8013**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0450	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624
Energy	1.5700e-003	0.0135	6.3800e-003	9.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	39.1007	39.1007	2.2900e-003	5.3000e-004	39.3146
Mobile	0.0760	0.0884	0.7943	1.8400e-003	0.1970	1.2600e-003	0.1983	0.0526	1.1700e-003	0.0538	0.0000	169.5873	169.5873	0.0103	7.1300e-003	171.9719
Waste						0.0000	0.0000		0.0000	0.0000	2.6023	0.0000	2.6023	0.1538	0.0000	6.4472
Water						0.0000	0.0000		0.0000	0.0000	0.6258	6.9843	7.6101	0.0649	1.5900e-003	9.7053
Total	**0.1226**	**0.1044**	**1.0173**	**1.9400e-003**	**0.1970**	**3.5500e-003**	**0.2006**	**0.0526**	**3.4600e-003**	**0.0561**	**3.2281**	**216.0262**	**219.2543**	**0.2316**	**9.2500e-003**	**227.8013**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2022	6/1/2022	5	1	
2	Grading	Grading	6/2/2022	6/3/2022	5	2	
3	Building Construction	Building Construction	6/4/2022	10/21/2022	5	100	

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

4	Paving	Paving	10/22/2022	10/28/2022	5	5	
5	Architectural Coating	Architectural Coating	10/29/2022	11/4/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.16

Residential Indoor: 12,417; Residential Outdoor: 4,139; Non-Residential Indoor: 5,100; Non-Residential Outdoor: 1,700; Striped Parking Area: 418 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Graders	1	6.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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

Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	19.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	**2.9000e-004**	**3.4700e-003**	**1.9800e-003**	**0.0000**	**2.7000e-004**	**1.3000e-004**	**4.0000e-004**	**3.0000e-005**	**1.2000e-004**	**1.5000e-004**	**0.0000**	**0.4275**	**0.4275**	**1.4000e-004**	**0.0000**	**0.4310**

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

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0216	0.0216	0.0000	0.0000	0.0217
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0216**	**0.0216**	**0.0000**	**0.0000**	**0.0217**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	**2.9000e-004**	**3.4700e-003**	**1.9800e-003**	**0.0000**	**2.7000e-004**	**1.3000e-004**	**4.0000e-004**	**3.0000e-005**	**1.2000e-004**	**1.5000e-004**	**0.0000**	**0.4275**	**0.4275**	**1.4000e-004**	**0.0000**	**0.4310**

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

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0216	0.0216	0.0000	0.0000	0.0217
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0216**	**0.0216**	**0.0000**	**0.0000**	**0.0217**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3100e-003	0.0000	5.3100e-003	2.5700e-003	0.0000	2.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0800e-003	0.0120	5.9400e-003	1.0000e-005		5.2000e-004	5.2000e-004		4.8000e-004	4.8000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482
Total	**1.0800e-003**	**0.0120**	**5.9400e-003**	**1.0000e-005**	**5.3100e-003**	**5.2000e-004**	**5.8300e-003**	**2.5700e-003**	**4.8000e-004**	**3.0500e-003**	**0.0000**	**1.2381**	**1.2381**	**4.0000e-004**	**0.0000**	**1.2482**

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0690	0.0690	0.0000	0.0000	0.0695
Total	**2.0000e-005**	**2.0000e-005**	**2.5000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0690**	**0.0690**	**0.0000**	**0.0000**	**0.0695**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3100e-003	0.0000	5.3100e-003	2.5700e-003	0.0000	2.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0800e-003	0.0120	5.9400e-003	1.0000e-005		5.2000e-004	5.2000e-004		4.8000e-004	4.8000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482
Total	**1.0800e-003**	**0.0120**	**5.9400e-003**	**1.0000e-005**	**5.3100e-003**	**5.2000e-004**	**5.8300e-003**	**2.5700e-003**	**4.8000e-004**	**3.0500e-003**	**0.0000**	**1.2381**	**1.2381**	**4.0000e-004**	**0.0000**	**1.2482**

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0690	0.0690	0.0000	0.0000	0.0695
Total	**2.0000e-005**	**2.0000e-005**	**2.5000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0690**	**0.0690**	**0.0000**	**0.0000**	**0.0695**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0739	50.0739	0.0162	0.0000	50.4787
Total	**0.0343**	**0.3513**	**0.3576**	**5.7000e-004**		**0.0186**	**0.0186**		**0.0171**	**0.0171**	**0.0000**	**50.0739**	**50.0739**	**0.0162**	**0.0000**	**50.4787**

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.4000e-003	3.2400e-003	4.0000e-005	1.2600e-003	9.0000e-005	1.3500e-003	3.6000e-004	8.0000e-005	4.5000e-004	0.0000	3.7627	3.7627	2.2000e-004	5.4000e-004	3.9289
Worker	2.8600e-003	2.1500e-003	0.0297	9.0000e-005	0.0104	6.0000e-005	0.0105	2.7700e-003	5.0000e-005	2.8200e-003	0.0000	8.1894	8.1894	2.0000e-004	2.1000e-004	8.2559
Total	**3.1900e-003**	**0.0116**	**0.0330**	**1.3000e-004**	**0.0117**	**1.5000e-004**	**0.0118**	**3.1300e-003**	**1.3000e-004**	**3.2700e-003**	**0.0000**	**11.9521**	**11.9521**	**4.2000e-004**	**7.5000e-004**	**12.1848**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0738	50.0738	0.0162	0.0000	50.4787
Total	**0.0343**	**0.3513**	**0.3576**	**5.7000e-004**		**0.0186**	**0.0186**		**0.0171**	**0.0171**	**0.0000**	**50.0738**	**50.0738**	**0.0162**	**0.0000**	**50.4787**

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.4000e-003	3.2400e-003	4.0000e-005	1.2600e-003	9.0000e-005	1.3500e-003	3.6000e-004	8.0000e-005	4.5000e-004	0.0000	3.7627	3.7627	2.2000e-004	5.4000e-004	3.9289
Worker	2.8600e-003	2.1500e-003	0.0297	9.0000e-005	0.0104	6.0000e-005	0.0105	2.7700e-003	5.0000e-005	2.8200e-003	0.0000	8.1894	8.1894	2.0000e-004	2.1000e-004	8.2559
Total	**3.1900e-003**	**0.0116**	**0.0330**	**1.3000e-004**	**0.0117**	**1.5000e-004**	**0.0118**	**3.1300e-003**	**1.3000e-004**	**3.2700e-003**	**0.0000**	**11.9521**	**11.9521**	**4.2000e-004**	**7.5000e-004**	**12.1848**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	2.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8300e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

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

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.4100e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3879	0.3879	1.0000e-005	1.0000e-005	0.3911
Total	**1.4000e-004**	**1.0000e-004**	**1.4100e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.3879**	**0.3879**	**1.0000e-005**	**1.0000e-005**	**0.3911**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	2.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8300e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

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

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.4100e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3879	0.3879	1.0000e-005	1.0000e-005	0.3911
Total	**1.4000e-004**	**1.0000e-004**	**1.4100e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.3879**	**0.3879**	**1.0000e-005**	**1.0000e-005**	**0.3911**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0359					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0364**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

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

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0862	0.0862	0.0000	0.0000	0.0869
Total	**3.0000e-005**	**2.0000e-005**	**3.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0862**	**0.0862**	**0.0000**	**0.0000**	**0.0869**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0359					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0364**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

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

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0862	0.0862	0.0000	0.0000	0.0869
Total	**3.0000e-005**	**2.0000e-005**	**3.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0862**	**0.0862**	**0.0000**	**0.0000**	**0.0869**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0760	0.0884	0.7943	1.8400e-003	0.1970	1.2600e-003	0.1983	0.0526	1.1700e-003	0.0538	0.0000	169.5873	169.5873	0.0103	7.1300e-003	171.9719
Unmitigated	0.0760	0.0884	0.7943	1.8400e-003	0.1970	1.2600e-003	0.1983	0.0526	1.1700e-003	0.0538	0.0000	169.5873	169.5873	0.0103	7.1300e-003	171.9719

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	153.72	170.94	131.88	523,029	523,029
General Office Building	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	153.72	170.94	131.88	523,029	523,029

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

Parking Lot	0.544795	0.058861	0.186903	0.129401	0.024381	0.006522	0.014242	0.004855	0.000656	0.000385	0.024332	0.000723	0.003942

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.5413	23.5413	1.9900e-003	2.4000e-004	23.6628
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.5413	23.5413	1.9900e-003	2.4000e-004	23.6628
NaturalGas Mitigated	1.5700e-003	0.0135	6.3800e-003	9.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	15.5594	15.5594	3.0000e-004	2.9000e-004	15.6519
NaturalGas Unmitigated	1.5700e-003	0.0135	6.3800e-003	9.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	15.5594	15.5594	3.0000e-004	2.9000e-004	15.6519

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	260802	1.4100e-003	0.0120	5.1100e-003	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.9174	13.9174	2.7000e-004	2.6000e-004	14.0001
General Office Building	30770	1.7000e-004	1.5100e-003	1.2700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6420	1.6420	3.0000e-005	3.0000e-005	1.6518
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.5800e-003**	**0.0135**	**6.3800e-003**	**9.0000e-005**		**1.0800e-003**	**1.0800e-003**		**1.0800e-003**	**1.0800e-003**	**0.0000**	**15.5594**	**15.5594**	**3.0000e-004**	**2.9000e-004**	**15.6519**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	260802	1.4100e-003	0.0120	5.1100e-003	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.9174	13.9174	2.7000e-004	2.6000e-004	14.0001
General Office Building	30770	1.7000e-004	1.5100e-003	1.2700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6420	1.6420	3.0000e-005	3.0000e-005	1.6518
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.5800e-003**	**0.0135**	**6.3800e-003**	**9.0000e-005**		**1.0800e-003**	**1.0800e-003**		**1.0800e-003**	**1.0800e-003**	**0.0000**	**15.5594**	**15.5594**	**3.0000e-004**	**2.9000e-004**	**15.6519**

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	84437.2	14.9746	1.2600e-003	1.5000e-004	15.0518
General Office Building	45866	8.1341	6.9000e-004	8.0000e-005	8.1761
Parking Lot	2439.36	0.4326	4.0000e-005	0.0000	0.4348
Total		**23.5413**	**1.9900e-003**	**2.3000e-004**	**23.6628**

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	84437.2	14.9746	1.2600e-003	1.5000e-004	15.0518
General Office Building	45866	8.1341	6.9000e-004	8.0000e-005	8.1761
Parking Lot	2439.36	0.4326	4.0000e-005	0.0000	0.4348
Total		**23.5413**	**1.9900e-003**	**2.3000e-004**	**23.6628**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0450	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624
Unmitigated	0.0450	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.5900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0349					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.5300e-003	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624
Total	**0.0450**	**2.5000e-003**	**0.2167**	**1.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**	**0.0000**	**0.3538**	**0.3538**	**3.4000e-004**	**0.0000**	**0.3624**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.5900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0349					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.5300e-003	2.5000e-003	0.2167	1.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	0.3538	0.3538	3.4000e-004	0.0000	0.3624
Total	**0.0450**	**2.5000e-003**	**0.2167**	**1.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**	**0.0000**	**0.3538**	**0.3538**	**3.4000e-004**	**0.0000**	**0.3624**

7.0 Water Detail

7.1 Mitigation Measures Water

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.6101	0.0649	1.5900e-003	9.7053
Unmitigated	7.6101	0.0649	1.5900e-003	9.7053

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.36823 / 0.862583	5.2932	0.0450	1.1000e-003	6.7466
General Office Building	0.604295 / 0.370374	2.3169	0.0199	4.9000e-004	2.9587
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.6101**	**0.0649**	**1.5900e-003**	**9.7053**

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.36823 / 0.862583	5.2932	0.0450	1.1000e-003	6.7466
General Office Building	0.604295 / 0.370374	2.3169	0.0199	4.9000e-004	2.9587
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.6101**	**0.0649**	**1.5900e-003**	**9.7053**

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.6023	0.1538	0.0000	6.4472
Unmitigated	2.6023	0.1538	0.0000	6.4472

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	9.66	1.9609	0.1159	0.0000	4.8580
General Office Building	3.16	0.6415	0.0379	0.0000	1.5892
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**2.6023**	**0.1538**	**0.0000**	**6.4472**

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	9.66	1.9609	0.1159	0.0000	4.8580
General Office Building	3.16	0.6415	0.0379	0.0000	1.5892
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**2.6023**	**0.1538**	**0.0000**	**6.4472**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

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

11.0 Vegetation

Attachment 7. Coastal Zone Management Boundary

DUDEK

N

0 1 2 Miles

Coastal Zone Management Boundary

Riviera Motel Project

Attachment 8. Asbestos Report

BARR & CLARK
Independent Environmental Testing
Asbestos • Lead • Mold • Phase I

ASBESTOS INSPECTION REPORT

OF

RIVIERA MOTEL
11892 BEACH BOULEVARD
STANTON, CA 90680

PROJECT NO. 3104359

DECEMBER 4, 2021

Prepared For:
Jamboree Housing Corporation
17701 Cowan Avenue Suite 200
Irvine, CA 92614

Inspected & Prepared By:

Matthew Crochet
State of California
Certified Asbestos Consultant

Reviewed By:

Jeremy Nguyen
State of California
Certified Asbestos Consultant

TABLE OF CONTENTS

ASBESTOS INSPECTION REPORT

1.0 INTRODUCTION

This report presents the results of Barr & Clark's asbestos inspection of the Riviera Motel located at 11892 Beach Boulevard, Stanton, California (Subject Property). This document is prepared for the sole use of Jamboree Housing Corporation, and any regulatory agencies that are directly involved in this project. No other party should rely on the information contained herein without prior written consent of Jamboree Housing Corporation. The scope of services, inspection methodology, and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection is to identify and assess certain accessible Asbestos Containing Materials (ACM) at the subject property.

On November 23, 2021, Barr & Clark performed an inspection for asbestos at the subject property in Stanton, California. Physical bulk samples were collected of suspect materials from representative locations and submitted to an independent laboratory for analysis. If asbestos was detected at any concentration within a sample of a material, it was concluded that the material contains asbestos. Suspect materials were also visually inspected to assess their condition.

3.0 PROPERTY DESCRIPTION

The subject property is a motel that was built circa 1959. It is a two-story building that is constructed over a slab foundation. The exterior walls are covered with stucco. Each unit consists of one bedroom and one bathroom.

4.0 INSPECTOR'S QUALIFICATIONS

Matthew Crochet of Barr & Clark performed the inspection at the site. Personnel certificate(s) have been provided in ***Appendix B.***

5.0 SAMPLING PROTOCOL / SAMPLE ANALYSIS

Sampling Protocol: Sampling was patterned after the Asbestos School Hazard Emergency Response Act (40 CFR 763 Subpart E) as mandated by Cal/OSHA (Title 8 Section 1529) and South Coast Air Quality Management District (Rule 1403).

Sample Analysis: Physical bulk samples were collected from this property and analyzed for asbestos content by LA Testing which is accredited by the National Voluntary Laboratory Accreditation Program (Lab Code 101384-0). The method of analysis was Polarized Light Microscopy (EPA 600/R-93/116).

Laboratory:
LA Testing
5431 Industrial Drive
Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
CA NVLAP Lab Code 101384-0, CA ELAP 1406

Additional laboratory information can be found on the last page of the laboratory results ***(Appendix A).***

6.0 SUMMARY OF RESULTS

Asbestos Containing Materials: Asbestos was detected in samples of several materials. The following summary identifies these materials, their location within the property, the condition in which they were observed at the time of inspection, approximate quantity of material and percentage of asbestos contained in the material as reported by laboratory analysis.

Material	Sample #	Location	Condition	Quantity*	% Asbestos	Friable / Non-Friable
Exterior Stucco	1-7	Exterior Walls Throughout	**Good**	**N/A**	**<0.1%** *See Note***	**Non-Friable**
Roofing Mastic	8-10	Roof at Penetrations and All Like Roofing Mastic Throughout	**Good**	**20 S.F.**	**4%**	**Non-Friable**
Coating	14-16	Roof at Flashings and All Like Coating Throughout	**Damaged**	**20 S.F.**	**3%**	**Friable**
Deck Coating	17-19	2nd Floor Walkway, Stairways and All Like Deck Coating Throughout	**Damaged**	**950 S.F.**	**2%**	**Friable**
Acoustic Ceiling Material	37-43	Interior Ceilings Throughout	**Good**	**N/A**	**<0.1%** *See Note***	**Friable**

NOTE: All quantification estimates are approximate and based on information and materials that were accessible at the time of inspection. The chosen contractor is solely responsible for verifying all final ACM quantities for bidding, abatement, and disposal purposes.

****NOTE: The stucco and acoustic samples result initially indicated an asbestos content of <1%. In an effort to verify asbestos content, these samples were re-analyzed utilizing a 1000-point point count method and found to have an asbestos content of less than or equal to 0.1%.***

Because the results were less than or equal to 0.1% the material may be treated as non-asbestos containing material as defined by AQMD and OSHA.

Additionally, several of the units were occupied at the time of the asbestos inspection. In order to prevent additional disturbance to the normal residential/site activity, Barr & Clark was limited to sampling of flooring materials that were accessible without significant disturbance or damage to interior finishes (i.e., removal of semi-permanent floor coverings such as carpet, wood/laminate floorin, resilient sheet flooring, damaging ceramic tile flooring, moving personal belongings/furniture, etc.). All undocumented suspect materials should be presumed to contain asbestos until sampled and analyzed.

7.0 RECOMMENDATIONS

The analysis and recommendations submitted in this survey are based in part on the data obtained from specific and discrete sampling locations. However, the nature and extent of variations between the sampling locations may not become evident until renovation or demolition procedures commence. If potential variations (i.e. different building materials) are identified during renovation or demolition activities, it will be necessary to conduct additional bulk sampling.

ACM in Damaged or Significantly Damaged Condition: These materials present the greatest risk for asbestos exposure**. It is required that all *damaged* and/or *significantly damaged* asbestos containing materials be removed following an approved *SCAQMD Rule 1403 Procedure 5*.** An asbestos abatement contractor registered with the Division of Occupational Safety and Health must perform any work that disturbs these materials.

ACM in Good Condition: No action is recommended for these materials. Asbestos containing materials that are maintained in good condition present minimal risk for asbestos exposure.

Note: If renovation or demolition activities are to affect these materials, an asbestos abatement contractor registered with the Division of Occupational Safety and Health should be contracted to perform all portions of the work affecting these materials.

8.0 INSPECTION LIMITATIONS

This inspection was planned, developed, and implemented based on Barr & Clark's previous experience in performing asbestos inspections. Barr & Clark utilized state-of-the-art-practices and techniques in accordance with regulatory standards while performing this inspection. Barr & Clark's evaluation of the relative risk of exposure to asbestos identified during this inspection is based on conditions observed at the time of the inspection. Barr & Clark cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

This inspection did not evaluate hidden, buried or unseen building or other materials. When future renovation or demolition activities are undertaken, Barr & Clark should be contacted if such are encountered for further evaluation. Any materials that were not sampled during the inspection must be presumed to contain asbestos until proven otherwise. Access and inspection of attics or crawl spaces could be reduced due to visibility, obstructions, health and safety hazards or structural issues. All undocumented materials should be presumed to contain asbestos until sampled and analyzed.

Enclosed are the actual test results and all relevant certifications and licenses.

APPENDIX A

(LABORATORY RESULTS)

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order:	332128034
Customer ID:	32BACA26
Customer PO:	3104359
Project ID:	

Attention:	Barr & Clark, Inc. 16531 Bolsa Chica Street Suite 205 Huntington Beach, CA 92649	**Phone:**	(714) 894-5700
		Fax:	
		Received Date:	11/23/2021 1:40 PM
		Analysis Date:	11/26/2021 - 11/29/2021
		Collected Date:	11/23/2021
Project:	Riviera Motel - 11892 Beach Boulevard, Stanton, CA 90680		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Finish Coat *332128034-0001*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
1-Stucco *332128034-0001A*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
2-Finish Coat *332128034-0002*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
2-Stucco *332128034-0002A*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
3-Finish Coat 1 *332128034-0003*	Exterior - Stucco	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Finish Coat 2 *332128034-0003A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
3-Stucco *332128034-0003B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
4-Finish Coat 1 *332128034-0004*	Exterior - Stucco	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Finish Coat 2 *332128034-0004A*	Exterior - Stucco	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
4-Finish Coat 3 *332128034-0004B*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
4-Stucco *332128034-0004C*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
5-Finish Coat 1 *332128034-0005*	Exterior - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Finish Coat 2 *332128034-0005A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
5-Stucco *332128034-0005B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
6-Finish Coat 1 *332128034-0006*	Exterior - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6-Finish Coat 2 *332128034-0006A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile

Initial report from: 11/29/2021 18:09:20

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order:	332128034
Customer ID:	32BACA26
Customer PO:	3104359
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
6-Stucco *332128034-0006B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
7-Finish Coat 1 *332128034-0007*	Exterior - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7-Finish Coat 2 *332128034-0007A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
7-Stucco *332128034-0007B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
8 *332128034-0008*	Roof @ penetrations - Mastic	Black/Silver Fibrous Heterogeneous		96% Non-fibrous (Other)	4% Chrysotile
9 *332128034-0009*	Roof @ penetrations - Mastic				Positive Stop (Not Analyzed)
10 *332128034-0010*	Roof @ penetrations - Mastic				Positive Stop (Not Analyzed)
11-Shingle *332128034-0011*	Roof - Roofing	Brown/Tan/Black Fibrous Heterogeneous	12% Glass	88% Non-fibrous (Other)	None Detected
11-Felt *332128034-0011A*	Roof - Roofing	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
12 *332128034-0012*	Roof - Roofing	Brown/Tan/Black Fibrous Heterogeneous	12% Glass	88% Non-fibrous (Other)	None Detected
13 *332128034-0013*	Roof - Roofing	Brown/Black/Beige Fibrous Heterogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
14 *332128034-0014*	Roof @ flashings - Coating	Black/Silver Fibrous Heterogeneous		97% Non-fibrous (Other)	3% Chrysotile
15 *332128034-0015*	Roof @ flashings - Coating				Positive Stop (Not Analyzed)
16 *332128034-0016*	Roof @ flashings - Coating				Positive Stop (Not Analyzed)
17-Coating 1 *332128034-0017*	2nd floor walkwy - Deck coating	Gray/White/Various Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
17-Coating 2 *332128034-0017A*	2nd floor walkwy - Deck coating	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
18-Coating 1 *332128034-0018*	Stairway 1 - Deck coating	Gray/White/Various Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
18-Coating 2 *332128034-0018A*	Stairway 1 - Deck coating				Positive Stop (Not Analyzed)
19-Coating 1 *332128034-0019*	Stairway 2 - Deck coating	Gray/White/Various Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/29/2021 18:09:20

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order: 332128034
Customer ID: 32BACA26
Customer PO: 3104359
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
19-Coating 2 *332128034-0019A*	Stairway 2 - Deck coating				Positive Stop (Not Analyzed)
20-Flooring *332128034-0020*	Reception room - Flooring	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20-Adhesive *332128034-0020A*	Reception room - Flooring	Yellow/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Flooring *332128034-0021*	Reception room - Flooring	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Adhesive *332128034-0021A*	Reception room - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Flooring *332128034-0022*	Reception room - Flooring	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Adhesive *332128034-0022A*	Reception room - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Joint Compound *332128034-0023*	Unit 2 - hall - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Drywall *332128034-0023A*	Unit 2 - hall - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
24-Joint Compound *332128034-0024*	Unit 3 - bath - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Drywall *332128034-0024A*	Unit 3 - bath - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
25-Joint Compound *332128034-0025*	Unit 4 - bath - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Drywall *332128034-0025A*	Unit 4 - bath - DW + JC	Brown/White Fibrous Heterogeneous	10% Cellulose 3% Glass	87% Non-fibrous (Other)	None Detected
26-Joint Compound *332128034-0026*	Unit 15 - bath - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26-Drywall *332128034-0026A*	Unit 15 - bath - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
27-Joint Compound *332128034-0027*	Unit 19 - bedroom - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27-Drywall *332128034-0027A*	Unit 19 - bedroom - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
28-Joint Compound *332128034-0028*	Unit 18 - bedroom - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
28-Drywall *332128034-0028A*	Unit 18 - bedroom - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected

Initial report from: 11/29/2021 18:09:20

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order:	332128034
Customer ID:	32BACA26
Customer PO:	3104359
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
29-Joint Compound *332128034-0029*	Unit 1 - bedroom - DW + JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29-Drywall *332128034-0029A*	Unit 1 - bedroom - DW + JC	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
30-Joint Compound *332128034-0030*	Unit 21 - bedroom - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30-Skim Coat *332128034-0030A*	Unit 21 - bedroom - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30-Plaster *332128034-0030B*	Unit 21 - bedroom - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31-Skim Coat *332128034-0031*	Unit 1- bath - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31-Plaster *332128034-0031A*	Unit 1- bath - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31-Drywall *332128034-0031B*	Unit 1- bath - Plaster	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
32-Skim Coat *332128034-0032*	Unit 3 - bedroom - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32-Plaster *332128034-0032A*	Unit 3 - bedroom - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33-Skim Coat *332128034-0033*	Storage B - room 2 - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33-Plaster *332128034-0033A*	Storage B - room 2 - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34-Joint Compound *332128034-0034*	Unit 7 - hall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34-Plaster *332128034-0034A*	Unit 7 - hall - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35-Joint Compound *332128034-0035* *Plaster not present in the sample.*	Unit 15 - bedroom - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35-Drywall *332128034-0035A*	Unit 15 - bedroom - Plaster	Brown/White Fibrous Heterogeneous	8% Cellulose 3% Glass	89% Non-fibrous (Other)	None Detected
36-Joint Compound *332128034-0036*	Unit 19 - hall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
36-Plaster 1 *332128034-0036A*	Unit 19 - hall - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/29/2021 18:09:20

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order:	332128034
Customer ID:	32BACA26
Customer PO:	3104359
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
36-Plaster 2 *332128034-0036B*	Unit 19 - hall - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37 *332128034-0037*	Unit 1 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
38-Acoustic *332128034-0038*	Unit 3 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
38-Plaster *332128034-0038A*	Unit 3 - bedroom - Acoustic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
39 *332128034-0039*	Unit 4 - hall - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
40-Acoustic *332128034-0040*	Storage B - room 2 - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
40-Plaster *332128034-0040A*	Storage B - room 2 - Acoustic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
41 *332128034-0041*	Unit 7 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
42 *332128034-0042*	Unit 15 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
43 *332128034-0043*	Unit 17 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
44-Flooring *332128034-0044*	Unit 7 - hall - Flooring	Gray/Tan/White Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
44-Adhesive *332128034-0044A*	Unit 7 - hall - Flooring	Tan/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
45-Flooring *332128034-0045*	Unit 7 - hall - Flooring	Gray/Tan/White Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
45-Adhesive *332128034-0045A*	Unit 7 - hall - Flooring	Tan/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
46-Flooring *332128034-0046*	Unit 7 - bath - Flooring	Gray/Tan/White Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
46-Adhesive *332128034-0046A*	Unit 7 - bath - Flooring	Tan/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
47-Flooring *332128034-0047*	2nd floor storage D - room 1 - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
47-Adhesive *332128034-0047A*	2nd floor storage D - room 1 - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
48-Flooring *332128034-0048*	2nd floor storage D - room 1 - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/29/2021 18:09:20

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order: 332128034
Customer ID: 32BACA26
Customer PO: 3104359
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
48-Adhesive *332128034-0048A*	2nd floor storage D - room 1 - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
49-Flooring *332128034-0049*	2nd floor storage D - room 1 - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
49-Adhesive *332128034-0049A*	2nd floor storage D - room 1 - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
50-Flooring *332128034-0050*	Unit 15 - bath - Flooring	Brown/Tan Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
50-Adhesive *332128034-0050A*	Unit 15 - bath - Flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
51-Flooring *332128034-0051*	Unit 15 - bath - Flooring	Brown/Tan Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
51-Adhesive *332128034-0051A*	Unit 15 - bath - Flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
52-Flooring *332128034-0052*	Unit 15 - bath - Flooring	Brown/Tan Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
52-Adhesive *332128034-0052A*	Unit 15 - bath - Flooring	Yellow/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
53-Vinyl Sheet Flooring *332128034-0053*	2nd floor storage F - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
53-Adhesive *332128034-0053A*	2nd floor storage F - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
53-Flooring *332128034-0053B*	2nd floor storage F - Flooring	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
54-Vinyl Sheet Flooring *332128034-0054*	2nd floor storage F - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
54-Adhesive *332128034-0054A*	2nd floor storage F - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
54-Flooring *332128034-0054B*	2nd floor storage F - Flooring	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
55-Vinyl Sheet Flooring *332128034-0055*	2nd floor storage F - Flooring	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
55-Adhesive *332128034-0055A*	2nd floor storage F - Flooring	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
55-Flooring *332128034-0055B*	2nd floor storage F - Flooring	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected

Initial report from: 11/29/2021 18:09:20

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order:	332128034
Customer ID:	32BACA26
Customer PO:	3104359
Project ID:	

Analyst(s)

Alexis Rodriguez (88)

Jeffrey wang (15)

Michael Chapman, Laboratory Manager
or Other Approved Signatory

Initial report from: 11/29/2021 18:09:20

BARR & CLARK ENVIRONMENTAL

#332128034

Project No. **3104359**
Date: 11/23/21
Inspector: Matthew Crochet

Project Name: **Riviera Motel**
Address: 11892 Beach Boulevard, Stanton, CA 90680

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1st Positive
1		EXTERIOR	STUCCO	G	Y
2		"	"	"	"
3		"	"	"	"
4		"	"	"	"
5		"	"	"	"
6		"	"	"	"
7		"	"	"	"
8		ROOF @ PENETRATIONS	MASTIC	G	Y
9		"	"	"	"
10		"	"	"	"
11		ROOF	ROOFING	G	Y
12		"	"	"	

Relinquished by: M. Crochet **Date:** 11/23/21 **Turnaround:** 24 HR (48HR) 72HR RUSH

Received by: JS (WI) **Date:** 11/23/21 **Time:** 1:40Pm **Analysis:** PLM

BARR & CLARK ENVIRONMENTAL

Project No. **3104359**
Date: 11/23/21
Inspector: Matthew Crochet

Project Name: **Riviera Motel**
Address: 11892 Beach Boulevard, Stanton, CA 90680

#3321280 34

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1st Positive
13		ROOF	ROOFING	G	Y
14		ROOF @ FLASHINGS	COATING	D	Y
15		"	"	"	"
16		"	"	"	"
17		2ND FLOOR WALKWAY	DECK COATING	D	Y
18		STAIRWAY 1	"	"	"
19		" 2	"	"	"
20		RECEPTION ROOM	FLOORING	D	Y
21		"	"	"	"
22		"	"	"	"
23		UNIT 2 - HALL	DW + JC	G	Y
24		" 3 - BATH	"	"	"

Relinquished by: M. Crochet **Date:** 11/23/21

Received by: _____ **Date:** _____ **Time:** _____

Turnaround: 24 HR (48HR) 72HR RUSH

BARR & CLARK ENVIRONMENTAL

#332128034

Project No. **3104359**
Date: 11/23/21
Inspector: Matthew Crochet

Project Name: **Riviera Motel**
Address: 11892 Beach Boulevard, Stanton, CA 90680

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1st Positive
25		UNIT 4 - BATH	DW + JC	G	Y
26		15 - BATH			
27		19 - BEDROOM			
28		18 - BEDROOM			
29		1 - BEDROOM			
30		UNIT 21 - BEDROOM	PLASTER	G	Y
31		1 - BATH			
32		3 - BEDROOM			
33		STORAGE B - ROOM 2			
34		UNIT 7 - HALL			
35		15 - BEDROOM			
36		19 - HALL			

Relinquished by: M. Crochet **Date:** 11/23/21 **Turnaround:** 24 HR 48HR 72HR RUSH

Received by: _____ **Date:** _____ **Time:** _____

BARR & CLARK ENVIRONMENTAL

Project No. **3104359**
Date: 11/23/21
Inspector: Matthew Crochet

Project Name: **Riviera Motel**
Address: 11892 Beach Boulevard, Stanton, CA 90680

#3321280 34

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1st Positive
37		UNIT 1 - BEDROOM	ACOUSTIC	G	Y
38		3 - BEDROOM	"	"	"
39		4 - HALL	"	"	"
40		STORAGE B - ROOM 2	"	"	"
41		UNIT 7 - BEDROOM	"	"	"
42		15 - BEDROOM	"	"	"
43		17 - BEDROOM	"	"	"
44		UNIT 7 - HALL	FLOORING	G	Y
45		"	"	"	"
46		BATH	"	"	"
47		2ND FLOOR STORAGE D - ROOM 1	FLOORING	G	Y
48		"	"	"	"

Relinquished by: M. Crochet **Date:** 11/23/21 **Turnaround:** 24 HR **48HR** 72HR RUSH

Received by: _____ **Date:** _____ **Time:** _____

BARR & CLARK ENVIRONMENTAL

#3321280 34

Project No. **3104359**
Date: 11/23/21
Inspector: Matthew Crochet

Project Name: **Riviera Motel**
Address: 11892 Beach Boulevard, Stanton, CA 90680

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1st Positive
49		2ND FLOOR STORAGE D - Room 1	FLOORING	G	Y
50		UNIT 15 - BATH	FLOORING	G	Y
51		"	"	"	"
52		"	"	"	"
53		2ND FLOOR STORAGE F	FLOORING	D	Y
54		"	"	"	"
55		"	"	"	"
56					
57					
58					
59					
60					

Relinquished by: M. Crochet **Date:** 11/23/21 **Turnaround:** 24 HR (48HR) 72HR RUSH

Received by: _____ **Date:** _____ **Time:** _____

1000 POINT COUNT ANALYSIS

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order: 332128034
Customer ID: 32BACA26
Customer PO: 3104359
Project ID:

Attention: Barr & Clark, Inc.
16531 Bolsa Chica Street
Suite 205
Huntington Beach, CA 92649

Phone: (714) 894-5700
Fax:
Received: 11/23/2021 1:40 PM
Analysis Date: 11/29/2021
Collected: 11/23/2021

Project: Riviera Motel - 11892 Beach Boulevard, Stanton, CA 90680

Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Finish Coat *332128034-0001*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
1-Stucco *332128034-0001A*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
2-Finish Coat *332128034-0002*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
2-Stucco *332128034-0002A*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
3-Finish Coat 2 *332128034-0003A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
3-Stucco *332128034-0003B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
4-Finish Coat 2 *332128034-0004A*	Exterior - Stucco	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
4-Finish Coat 3 *332128034-0004B*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
4-Stucco *332128034-0004C*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
5-Finish Coat 2 *332128034-0005A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**

Initial report from: 11/29/2021 15:09:18

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order: 332128034
Customer ID: 32BACA26
Customer PO: 3104359
Project ID:

Attention: Barr & Clark, Inc.
16531 Bolsa Chica Street
Suite 205
Huntington Beach, CA 92649

Phone: (714) 894-5700
Fax:
Received: 11/23/2021 1:40 PM
Analysis Date: 11/29/2021
Collected: 11/23/2021

Project: Riviera Motel - 11892 Beach Boulevard, Stanton, CA 90680

Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
5-Stucco *332128034-0005B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
6-Finish Coat 2 *332128034-0006A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
6-Stucco *332128034-0006B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
7-Finish Coat 2 *332128034-0007A*	Exterior - Stucco	Pink Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
7-Stucco *332128034-0007B*	Exterior - Stucco	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
37 *332128034-0037*	Unit 1 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
38-Acoustic *332128034-0038*	Unit 3 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
39 *332128034-0039*	Unit 4 - hall - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
40-Acoustic *332128034-0040*	Storage B - room 2 - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
41 *332128034-0041*	Unit 7 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**

Initial report from: 11/29/2021 15:09:18

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / gardengrovelab@latesting.com

LA Testing Order: 332128034
Customer ID: 32BACA26
Customer PO: 3104359
Project ID:

Attention: Barr & Clark, Inc.
16531 Bolsa Chica Street
Suite 205
Huntington Beach, CA 92649

Phone: (714) 894-5700
Fax:
Received: 11/23/2021 1:40 PM
Analysis Date: 11/29/2021
Collected: 11/23/2021

Project: Riviera Motel - 11892 Beach Boulevard, Stanton, CA 90680

Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
42 *332128034-0042*	Unit 15 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**
43 *332128034-0043*	Unit 17 - bedroom - Acoustic	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.1% Chrysotile**

Analyst(s)

Alexis Rodriguez (13)
Jeffrey wang (9)

Michael Chapman, Laboratory Manager
or other approved signatory

Initial report from: 11/29/2021 15:09:18

APPENDIX B

(INSPECTOR'S CERTIFICATES)

Asbestos Certifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Matthew P Crochet
Name

Certification No. **14-5176**

Expires on **03/12/22**

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

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Keith A Piner
Name

Certification No. **01-4021**

Expires on **11/16/22**

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

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Jeremy Nguyen
Name

Certification No. **17-6140**

Expires on **01/17/23**

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

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Dana E Williams
Name

Certification No. **93-1168**

Expires on **11/19/22**

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

APPENDIX C

(INSURANCE CERTIFICATE)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/12/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of WA LLC 19660 10th Ave NE Poulsbo WA 98370	CONTACT NAME: Theresa Olanie #0N1416 PHONE (A/C, No, Ext): 360-626-2957 FAX (A/C, No): 360-626-2957 E-MAIL ADDRESS: Theresa.Olanie@assuredpartners.com
INSURED BARR&CL-02 Barr & Clark Inc 16531 Bolsa Chica Street, Suite 205 Huntington Beach CA 92649	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Westchester Surplus Lines Insurance Company INSURER B : Nationwide Mutual Insurance Company — 23787 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 410102091 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER	Y	Y	G46606954 003	3/9/2021	3/9/202X	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 50,000 $ 10,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	ACP3009382782	6/22/2020	6/22/202X	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Prof Liab; Claims Made Contractors Pollution Liab			G46606954 003	3/9/2021	3/9/202X	Per Claim Per Claim	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

NOTE: This is a copy of our general, professional and automobile liability insurance. Your city or company's specific insurance and endorsement is on file.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bonnie North

POLICYHOLDER COPY

SP

STATE COMPENSATION INSURANCE FUND

P.O. BOX 8192, PLEASANTON, CA 94588

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

GROUP:
POLICY NUMBER: 1917813
CERTIFICATE ID: 243

This is a copy of our general worker's compensation insurance. Your company or city's specific insurance is on file.

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 30 days advance written notice to the employer.

We will also give you 30 days advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policy listed herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate of insurance may be issued or to which it may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions, of such policy.

Authorized Representative

President and CEO

EMPLOYER'S LIABILITY LIMIT INCLUDING DEFENSE COSTS: $1,000,000 PER OCCURRENCE.

ENDORSEMENT #0015 ENTITLED ADDITIONAL INSURED EMPLOYER EFFECTIVE IS ATTACHED TO AND FORMS A PART OF THIS POLICY. NAME OF ADDITIONAL INSURED:

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

BARR & CLARK, INC
16531 BOLSA CHICA ST STE 205
HUNTINGTON BEACH CA 92649

SP

[P14,SP]

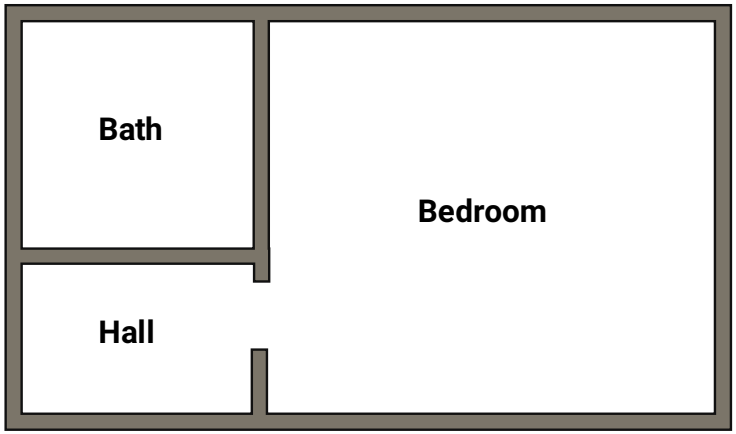
(REV.7-2014)

APPENDIX D

(MAPS)

C

Unit 1
Unit 3



B

D

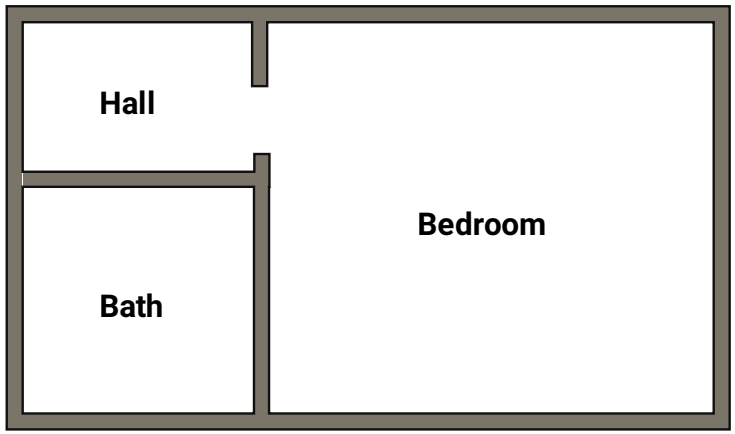
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 2
Unit 4
Unit 5
Unit 19
Unit 20



B

D

A

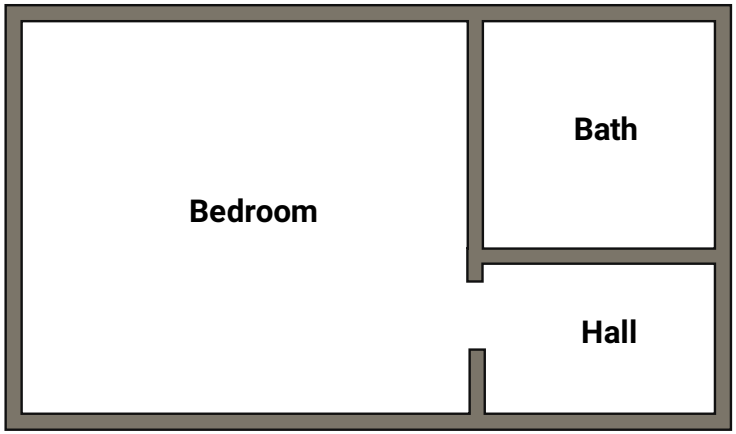
Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 10
Unit 12
Unit 14

B



D

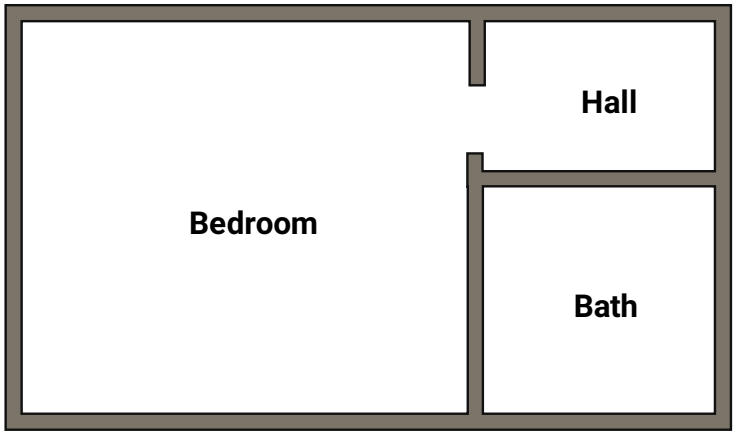
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 9
Unit 11
Unit 15



B

D

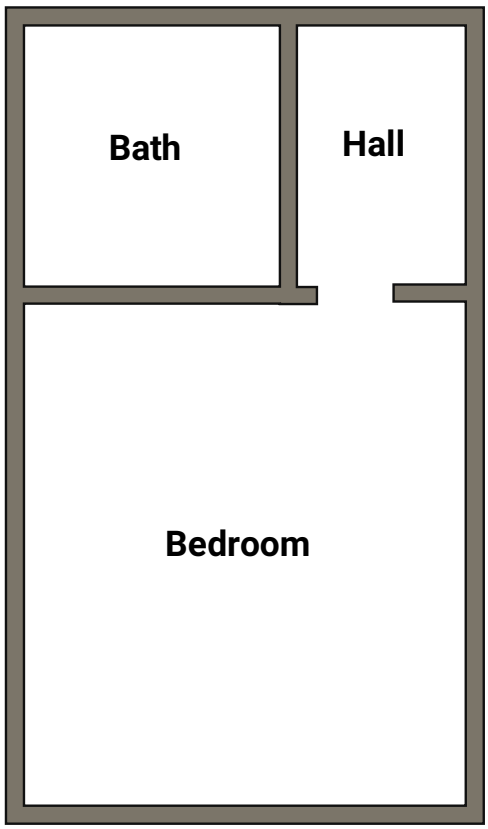
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 7
Unit 17



B

D

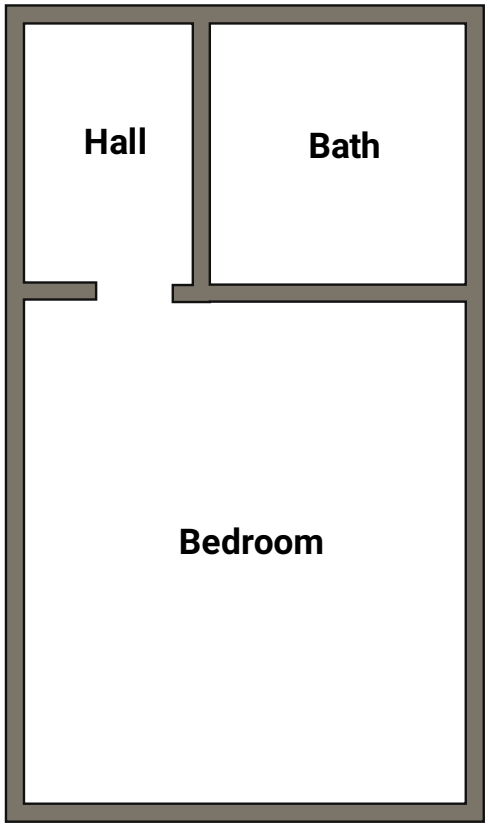
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 6
Unit 8
Unit 16
Unit 18



B

D

A

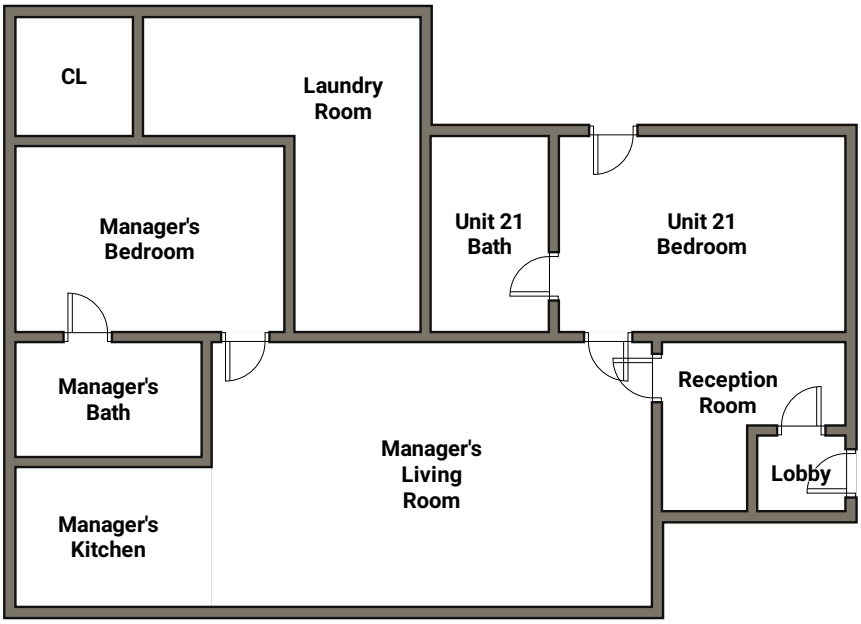
Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

B

D



A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

Attachment 9. Lead-Based Paint Report

BARR & CLARK
Independent Environmental Testing
Asbestos • Lead • Mold • Phase I

LEAD-BASED PAINT INSPECTION REPORT

OF

RIVIERA MOTEL
11892 BEACH BOULEVARD
STANTON, CA

PROJECT NO. 3104359

NOVEMBER 23, 2021

Prepared For:
Jamboree Housing Corporation
17701 Cowan Avenue Suite 200
Irvine, CA 92614

Prepared By:

Jeremy Nguyen
State of California Certified
Lead Inspector / Risk Assessor

Reviewed By:

Matt Crochet
State of California Certified
Lead Inspector / Risk Assessor

TABLE OF CONTENTS

LEAD-BASED PAINT INSPECTION REPORT

1.0 INTRODUCTION

This report presents the results of Barr & Clark Environmental's lead-based paint (LBP) inspection of the Riviera Motel located at 11892 Beach Boulevard, Stanton, California (Subject Property). This document is prepared for the sole use of the Jamboree Housing Corporation, and any regulatory agencies that are directly involved in this project. No other party should rely on the information contained herein without prior written consent of the Jamboree Housing Corporation. The scope of services, inspection methodology, and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection is to identify and assess the Lead-Based Paint (LBP) present on painted components at the subject property.

On November 23, 2021, Barr & Clark performed an inspection for lead-based paint at the subject property in Stanton, California. To comply with EPA and HUD guidelines, painted and varnished surfaces in every accessible "room equivalent" were sampled for the presence of LBP. The intent was to ascertain the presence of lead-based paint above the federal action level. If LBP was found, the inspection would identify individual architectural components and their respective concentrations of lead in such a manner that this report would be used to characterize the presence of LBP at this property.

3.0 PROPERTY DESCRIPTION

The subject property is a motel that was built circa 1959. It is a two-story building that is constructed over a slab foundation. The exterior walls are covered with stucco/stone and the windows are a combination of louvered, fixed and vinyl types. At the time of this inspection, most of the painted surfaces were in fair condition.

4.0 INSPECTOR'S QUALIFICATIONS

Jeremy Nguyen of Barr & Clark performed the inspection at the site using a Heuresis/ Viken Pb200i Lead Paint Analyzer (XRF spectrum analyzer instrument). He has attended the radiation safety course for handling the instrument, and completed an EPA approved curriculum in Lead in Construction Inspector / Risk Assessor Training.

At the time of this report, the California Department of Health Services, Childhood Lead Poisoning Branch, has implemented a State Certification Model Accreditation Plan adopted from the EPA. Jeremy Nguyen has received certification. Personnel certificate(s) have been provided in ***Appendix B.***

5.0 TESTING PROTOCOL

XRF Testing: Testing of the painted surfaces was patterned after the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing[1]. In every

[1] 2012 Revision

"room equivalent" within the tested property, one representative surface of each "testing combination" was tested. Multiple readings were collected to resolve inconsistencies in the test results.

Regulatory Compliance: Several public (government) agencies have a published "regulatory action level" to classify LBP. To further complicate matters, some of the established "levels" are quantified in different units of measurement. Listed below are the current regulatory agencies that have defined LBP, along with the respective action level:

Agency	Ordinance #	Action level (mg / cm^2)	Action level (ppm^2)
HUD / EPA	24 CFR 35.86 & 40 CFR 745.103	1.0 mg / cm^2	5,000 ppm
OSHA / CAL OSHA	29 CFR 1926.62 & Title 8, 1532.1	*Not Specified*	600 ppm[3]

HUD / EPA have recently issued the following guidance regarding units of measurement for paint samples:

"Report lead paint amounts in mg/cm² because this unit of measurement does not depend on the number of layers of non-lead-based paint and can usually be obtained without damaging the painted surface. All measurements of lead in paint should be in mg/cm², unless the surface area cannot be measured or if all paint cannot be removed from the measured surface area. In such cases, concentrations may be reported in weight percent (%) or parts per million by weight (ppm)."[4]

Furthermore, EPA has previously issued guidance on lead content classification as follows:

"… The rule, at 24 CFR 35.86 and 40 CFR 745.103 states that a lead-based paint free finding must demonstrate that the building is free of 'paint or other surface coatings that contain lead in excess of 1.0 milligrams per square centimeter *(1.0 mg / cm^2)* or 0.5 percent by weight *(5000 ppm)*.' The State standards are not applicable, whether more or less stringent, since a State cannot amend Federal requirements."[5]

In recognition of the various action levels the testing results are classified as follows for this report:

- Painted surfaces with readings at or above 1.0 mg / cm^2 are considered - Positive
- Painted surfaces with readings at or below 0.9 mg / cm^2 are considered - Negative

The individual readings have been provided on all field data sheets. Any future change in action levels by one of the regulating agencies may affect the classification of results.

6.0 METHOD OF TESTING

Paint Testing: The method employed was X-ray fluorescence (XRF) using a Heuresis/ Viken Pb200i Lead Paint Analyzer (XRF spectrum analyzer instrument). The instrument was operated in "Quick Mode," where the duration for each test result is determined by a combination of:

- the actual reading relative to the designated action level;
- the age of the radioactive source; and
- the substrate on which the test was taken.

The instrument's calibration was verified according to the manufacturer's specifications in compliance with the Performance Characteristic Sheet (PCS) developed for this instrument.

---

2 Parts per million
3 Applies to construction related activities
4 Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Revision).
5 Office of Pollution Prevention and Toxics, (August 20, 1996)

The readings from this instrument produce a 95% confidence level that the "lead" reading accurately reflects the actual level of lead in the tested surfaces, relative to the federal action level.

7.0 SUMMARY OF RESULTS

Paint Sampling: Throughout the subject property**,** none of the tested painted surfaces indicated the presence of lead based paint (LBP) at or above the respective action level. ***However, some of the tiled surfaces in the manager's kitchen, manager's bathroom and bathroom of multiple units tested positive for lead. These surfaces were not painted and the lead is most likely in the glazing or the matrix of the tile itself.***

Sampling for this inspection was representative. The field data and results for paint sampling may be found in ***Appendices A - B.***

8.0 RECOMMENDATIONS

The tile surfaces are not a likely source of lead dust contamination as long as they remain intact. If future renovation or repair activities require that the tile be removed, or the surfaces disturbed, it should be done in a manner that does not break the tiles. If this is not feasible, this task should be assigned to a lead certified contractor.

9.0 TITLE X REQUIREMENTS

A copy (or summary) of this report must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. This report should be maintained and updated as a permanent maintenance record for this property.

10.0 INSPECTION LIMITATIONS

This inspection was planned, developed, and implemented based on Barr & Clark's previous experience in performing lead-based paint inspections. This inspection was patterned after Chapter 7 of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Revision)*. Barr & Clark utilized state-of-the-art-practices and techniques in accordance with regulatory standards while performing this inspection. Barr & Clark's evaluation of the relative risk of exposure to lead identified during this inspection is based on conditions observed at the time of the inspection. Barr & Clark cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology. Enclosed are the diagram(s), actual test results, and all relevant certifications and licenses.

APPENDIX A

XRF FIELD DATA

SUMMARY OF INTERIOR

Project Name: Riviera Motel **Project Number:** 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Component	Number Tested	Number Positive	Percent Positive	Number Negative	Percent Negative
Acoustic Ceiling	51	0		51	100.00%
Concrete Floor	2	0		2	100.00%
Gypsum Ceiling	4	0		4	100.00%
Gypsum Wall	32	0		32	100.00%
Gypsum Window Sill	5	0		5	100.00%
Metal Attic Access/Frame	1	0		1	100.00%
Metal Door	2	0		2	100.00%
Metal Electric Panel/Frame	2	0		2	100.00%
Metal Heater Vent	10	0		10	100.00%
Metal Window Frame	19	0		19	100.00%
Metal Window Sill	19	0		19	100.00%
Plaster Ceiling	22	0		22	100.00%
Plaster Wall	271	0		271	100.00%
Plaster Window Sill	14	0		14	100.00%
Tile Baseboard	1	0		1	100.00%
Tile Floor	73	11	15.07%	62	84.93%
Tile Wall	70	4	5.71%	66	94.29%
Tile Curb	16	11	68.75%	5	31.25%
Tile Shower	17	15	88.24%	2	11.76%
Vinyl Window Frame	12	0		12	100.00%
Vinyl Window Sill	11	0		11	100.00%
Wood Attic Access/Frame	5	0		5	100.00%
Wood Baseboard	51	0		51	100.00%
Wood Cabinet Door	6	0		6	100.00%
Wood Cabinet Frame	6	0		6	100.00%
Wood Cabinet Shelf	6	0		6	100.00%
Wood Closet Door	1	0		1	100.00%
Wood Closet Door Frame	1	0		1	100.00%
Wood Closet Shelf	2	0		2	100.00%
Wood Closet Shelf Support	2	0		2	100.00%
Wood Countertop	1	0		1	100.00%
Wood Crown Molding	13	0		13	100.00%
Wood Door	58	0		58	100.00%
Wood Door Frame	65	0		65	100.00%

Testing done in compliance with current HUD guidelines for XRF.

SUMMARY OF INTERIOR

Project Name: Riviera Motel **Project Number:** 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Component	Number Tested	Number Positive	Percent Positive	Number Negative	Percent Negative
Wood Floor	2	0		2	100.00%
Wood Frame	17	0		17	100.00%
Wood Horizontal Trim	18	0		18	100.00%
Wood Wall	51	0		51	100.00%
Wood Window Frame	3	0		3	100.00%
Wood Window Sill	3	0		3	100.00%
Total	**965**	**41**		**924**	

Testing done in compliance with current HUD guidelines for XRF.

SUMMARY OF EXTERIOR

Project Name: Riviera Motel **Project Number:** 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Component	Number Tested	Number Positive	Percent Positive	Number Negative	Percent Negative
Asphalt Parking Stripe	5	0		5	100.00%
Concrete Curb	2	0		2	100.00%
Concrete Fence	1	0		1	100.00%
Concrete Floor	4	0		4	100.00%
Concrete Parking Stop	5	0		5	100.00%
Concrete Riser	2	0		2	100.00%
Concrete Stringer	2	0		2	100.00%
Concrete Threshold	16	0		16	100.00%
Concrete Tread	2	0		2	100.00%
Concrete Wall	1	0		1	100.00%
Metal Bollard	2	0		2	100.00%
Metal Column	3	0		3	100.00%
Metal Door	1	0		1	100.00%
Metal Downspout	3	0		3	100.00%
Metal Fence	2	0		2	100.00%
Metal Gate	1	0		1	100.00%
Metal Gutter	3	0		3	100.00%
Metal Handrail	2	0		2	100.00%
Metal Post	1	0		1	100.00%
Metal Railing	2	0		2	100.00%
Metal Security Bars	8	0		8	100.00%
Metal Security Door	2	0		2	100.00%
Metal Trim	3	0		3	100.00%
Metal Vent	4	0		4	100.00%
Metal Window Frame	2	0		2	100.00%
Stucco Ceiling	3	0		3	100.00%
Stucco Soffit	8	0		8	100.00%
Stucco Wall	16	0		16	100.00%
Wood Beam	1	0		1	100.00%
Wood Door	34	0		34	100.00%
Wood Door Frame	35	0		35	100.00%
Wood Eaves	1	0		1	100.00%
Wood Fascia	9	0		9	100.00%
Wood Rafters	1	0		1	100.00%

Testing done in compliance with current HUD guidelines for XRF.

SUMMARY OF EXTERIOR

Project Name: Riviera Motel **Project Number:** 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Component	Number Tested	Number Positive	Percent Positive	Number Negative	Percent Negative
Wood Roof Support	4	0		4	100.00%
Wood Trim	1	0		1	100.00%
Total	**192**	**0**		**192**	

Testing done in compliance with current HUD guidelines for XRF.

SUMMARY OF CALIBRATION

Project Name: Riviera Motel **Project Number:** 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Component	Number Tested	Number Positive	Percent Positive	Number Negative	Percent Negative
Wood 1.0 mg/cm2 Standard	6	6	100.00%	0	
Total	**6**	**6**		**0**	

Testing done in compliance with current HUD guidelines for XRF.

Interior Lead Containing Components List

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Side	Testing Combination	Room Equivalent	Lead	Results	Condition	Comments
59	C	Tile Wall	Interior Manager's Kitchen	21.5	POSITIVE	Intact	Behind Refrigerator
85	A	Tile Wall	Interior Manager's Bathroom	21.5	POSITIVE	Intact	Shower
86	C	Tile Wall	Interior Manager's Bathroom	20.1	POSITIVE	Intact	Shower
87	D	Tile Wall	Interior Manager's Bathroom	21.3	POSITIVE	Intact	Shower
88		Tile Floor	Interior Manager's Bathroom	1.9	POSITIVE	Intact	Shower
89		Tile Curb	Interior Manager's Bathroom	20.1	POSITIVE	Intact	Shower
194		Tile Shower	Interior Unit 1 Bathroom	21.2	POSITIVE	Intact	
195		Tile Curb	Interior Unit 1 Bathroom	20.5	POSITIVE	Intact	
196		Tile Floor	Interior Unit 1 Bathroom	1.9	POSITIVE	Intact	Shower
232		Tile Shower	Interior Unit 2 Bathroom	20.4	POSITIVE	Intact	
233		Tile Curb	Interior Unit 2 Bathroom	21.3	POSITIVE	Intact	
234		Tile Floor	Interior Unit 2 Bathroom	2.0	POSITIVE	Intact	Shower
271		Tile Shower	Interior Unit 3 Bathroom	21.4	POSITIVE	Intact	
272		Tile Curb	Interior Unit 3 Bathroom	21.3	POSITIVE	Intact	
273		Tile Floor	Interior Unit 3 Bathroom	1.8	POSITIVE	Intact	Shower
307		Tile Shower	Interior Unit 11 Bathroom	20.6	POSITIVE	Intact	
308		Tile Curb	Interior Unit 11 Bathroom	21.3	POSITIVE	Intact	
309		Tile Floor	Interior Unit 11 Bathroom	2.0	POSITIVE	Intact	Shower
400		Tile Shower	Interior Unit 4 Bathroom	20.3	POSITIVE	Intact	
401		Tile Curb	Interior Unit 4 Bathroom	21.4	POSITIVE	Intact	
402		Tile Floor	Interior Unit 4 Bathroom	1.8	POSITIVE	Intact	Shower
436		Tile Shower	Interior Unit 5 Bathroom	21.3	POSITIVE	Intact	
437		Tile Curb	Interior Unit 5 Bathroom	20.5	POSITIVE	Intact	
438		Tile Floor	Interior Unit 5 Bathroom	1.7	POSITIVE	Intact	Shower
518		Tile Shower	Interior Unit 7 Bathroom	20.1	POSITIVE	Intact	
519		Tile Curb	Interior Unit 7 Bathroom	21.5	POSITIVE	Intact	
569		Tile Shower	Interior Unit 8 Bathroom	20.1	POSITIVE	Intact	
571		Tile Floor	Interior Unit 8 Bathroom	1.5	POSITIVE	Intact	Shower
695		Tile Shower	Interior Unit 9 Bathroom	21.5	POSITIVE	Intact	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

Interior Lead Containing Components List

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359

Protocol: HUD

Sample	Side	Testing Combination	Room Equivalent	Lead	Results	Condition	Comments
696		Tile Curb	Interior Unit 9 Bathroom	21.3	POSITIVE	Intact	
697		Tile Floor	Interior Unit 9 Bathroom	20.4	POSITIVE	Intact	Shower
732		Tile Shower	Interior Unit 12 Bathroom	20.9	POSITIVE	Intact	
733		Tile Curb	Interior Unit 12 Bathroom	21.8	POSITIVE	Intact	
734		Tile Floor	Interior Unit 12 Bathroom	1.9	POSITIVE	Intact	Shower
879		Tile Shower	Interior Unit 6 Bathroom	21.3	POSITIVE	Intact	
880		Tile Curb	Interior Unit 6 Bathroom	22.1	POSITIVE	Intact	
881		Tile Floor	Interior Unit 6 Bathroom	20.9	POSITIVE	Intact	Shower
915		Tile Shower	Interior Unit 17 Bathroom	20.5	POSITIVE	Intact	
955		Tile Shower	Interior Unit 19 Bathroom	21.3	POSITIVE	Intact	
1011		Tile Shower	Interior Unit 18 Bathroom	20.6	POSITIVE	Intact	
1046		Tile Shower	Interior Unit 20 Bathroom	18.6	POSITIVE	Intact	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

Calibration Lead Containing Components List

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Side	Testing Combination	Room Equivalent	Lead	Results	Condition	Comments
1		1.0 mg/cm2 Standard Wood	Calibration Start of Job	1.0	POSITIVE	Intact	
2		1.0 mg/cm2 Standard Wood	Calibration Start of Job	1.1	POSITIVE	Intact	
3		1.0 mg/cm2 Standard Wood	Calibration Start of Job	1.0	POSITIVE	Intact	
1161		1.0 mg/cm2 Standard Wood	Calibration End of Job	1.0	POSITIVE	Intact	
1162		1.0 mg/cm2 Standard Wood	Calibration End of Job	1.0	POSITIVE	Intact	
1163		1.0 mg/cm2 Standard Wood	Calibration End of Job	1.1	POSITIVE	Intact	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number: 3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1	Calibration	Calibration Start of Job		1.0 mg/cm2 Standard	Wood	Intact	1.0	POSITIVE	
2	Calibration	Calibration Start of Job		1.0 mg/cm2 Standard	Wood	Intact	1.1	POSITIVE	
3	Calibration	Calibration Start of Job		1.0 mg/cm2 Standard	Wood	Intact	1.0	POSITIVE	
4		Exterior Lobby	D	Door	Metal	Intact	0.0	Negative	
5		Exterior Lobby	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
6		Interior Lobby	D	Door	Metal	Intact	0.0	Negative	
7		Interior Lobby	D	Door Frame	Wood	Intact	0.1	Negative	
8		Interior Lobby	A	Window Sill	Metal	Intact	0.0	Negative	Louvered
9		Interior Lobby	A	Window Frame	Metal	Intact	0.0	Negative	Louvered
10		Interior Lobby	A	Window Sill	Metal	Intact	0.0	Negative	Fixed
11		Interior Lobby	A	Window Frame	Metal	Intact	0.1	Negative	Fixed
12		Interior Lobby	D	Window Sill	Metal	Intact	0.0	Negative	Fixed
13		Interior Lobby	D	Window Frame	Metal	Intact	0.0	Negative	Fixed
14		Interior Lobby	B	Wall	Tile	Intact	0.1	Negative	
15		Interior Lobby	C	Wall	Tile	Intact	0.1	Negative	
16		Interior Lobby	D	Wall	Tile	Intact	0.2	Negative	
17		Interior Lobby	A	Wall	Gypsum	Intact	0.0	Negative	
18		Interior Lobby	B	Wall	Gypsum	Intact	0.2	Negative	
19		Interior Lobby	C	Wall	Gypsum	Intact	0.1	Negative	
20		Interior Lobby	D	Wall	Gypsum	Intact	0.1	Negative	
21		Interior Lobby		Ceiling	Acoustic	Intact	0.2	Negative	
22		Interior Lobby		Floor	Tile	Intact	0.3	Negative	
23		Interior Reception Room	A	Door	Metal	Intact	0.0	Negative	
24		Interior Reception Room	A	Door Frame	Wood	Intact	0.1	Negative	
25		Interior Reception Room	A	Window Sill	Metal	Intact	0.0	Negative	Louvered
26		Interior Reception Room	A	Window Frame	Metal	Intact	0.1	Negative	Louvered
27		Interior Reception Room	D	Window Sill	Metal	Intact	0.0	Negative	Louvered
28		Interior Reception Room	D	Window Frame	Metal	Intact	0.1	Negative	Louvered
29		Interior Reception Room	A	Wall	Wood	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
30		Interior Reception Room	B	Wall	Wood	Intact	0.0	Negative	
31		Interior Reception Room	C	Wall	Wood	Intact	0.1	Negative	
32		Interior Reception Room	D	Wall	Wood	Intact	0.0	Negative	
33		Interior Reception Room		Ceiling	Acoustic	Intact	0.0	Negative	
34		Interior Reception Room		Baseboard	Wood	Intact	0.2	Negative	
35		Interior Reception Room		Crown Molding	Wood	Intact	0.0	Negative	
36		Interior Reception Room	C	Electric Panel/Frame	Metal	Intact	0.0	Negative	
37		Interior Manager's Living Room	D	Door	Wood	Intact	0.1	Negative	
38		Interior Manager's Living Room	D	Door Frame	Wood	DETERIORATED	0.0	Negative	
39		Interior Manager's Living Room	A	Window Sill	Plaster	Intact	0.0	Negative	Vinyl
40		Interior Manager's Living Room	A	Wall	Plaster	Intact	0.1	Negative	
41		Interior Manager's Living Room	B	Wall	Plaster	Intact	0.0	Negative	
42		Interior Manager's Living Room	C	Wall	Plaster	Intact	0.0	Negative	
43		Interior Manager's Living Room	D	Wall	Plaster	Intact	0.1	Negative	
44		Interior Manager's Living Room		Ceiling	Acoustic	Intact	0.2	Negative	
45		Interior Manager's Living Room		Baseboard	Wood	Intact	0.2	Negative	
46		Interior Manager's Living Room		Heater Vent	Metal	Intact	0.0	Negative	
47		Interior Manager's Living Room		Floor	Tile	Intact	0.0	Negative	
48		Interior Manager's Kitchen	B	Window Sill	Metal	Intact	0.1	Negative	Vinyl
49		Interior Manager's Kitchen	B	Window Frame	Metal	Intact	0.0	Negative	Vinyl
50		Interior Manager's Kitchen		Cabinet Frame	Wood	Intact	0.0	Negative	
51		Interior Manager's Kitchen		Cabinet Door	Wood	Intact	0.1	Negative	
52		Interior Manager's Kitchen		Cabinet Shelf	Wood	Intact	0.1	Negative	
53		Interior Manager's Kitchen	A	Wall	Tile	Intact	0.0	Negative	
54		Interior Manager's Kitchen	B	Wall	Tile	Intact	0.0	Negative	
55		Interior Manager's Kitchen	C	Wall	Tile	Intact	0.1	Negative	
56		Interior Manager's Kitchen	A	Wall	Plaster	Intact	0.0	Negative	
57		Interior Manager's Kitchen	B	Wall	Plaster	Intact	0.1	Negative	
58		Interior Manager's Kitchen	C	Wall	Plaster	Intact	0.1	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
59		Interior Manager's Kitchen	C	Wall	Tile	Intact	21.5	POSITIVE	Behind Refrigerator
60		Interior Manager's Kitchen		Ceiling	Gypsum	Intact	0.2	Negative	
61		Interior Manager's Kitchen		Floor	Tile	Intact	0.0	Negative	
62		Interior Manager's Bedroom	A	Door	Wood	Intact	0.1	Negative	
63		Interior Manager's Bedroom	A	Door Frame	Wood	Intact	0.1	Negative	
64		Interior Manager's Bedroom	B	Window Sill	Metal	Intact	0.0	Negative	Vinyl
65		Interior Manager's Bedroom	B	Window Frame	Metal	Intact	0.1	Negative	Vinyl
66		Interior Manager's Bedroom	C	Closet Door	Wood	Intact	0.0	Negative	
67		Interior Manager's Bedroom	C	Closet Door Frame	Wood	Intact	0.1	Negative	
68		Interior Manager's Bedroom	C	Closet Shelf	Wood	Intact	0.1	Negative	
69		Interior Manager's Bedroom	C	Closet Shelf Support	Wood	Intact	0.0	Negative	
70		Interior Manager's Bedroom	A	Wall	Plaster	Intact	0.1	Negative	
71		Interior Manager's Bedroom	B	Wall	Plaster	Intact	0.0	Negative	
72		Interior Manager's Bedroom	C	Wall	Plaster	Intact	0.0	Negative	
73		Interior Manager's Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
74		Interior Manager's Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
75		Interior Manager's Bedroom		Baseboard	Wood	Intact	0.2	Negative	
76		Interior Manager's Bedroom		Heater Vent	Metal	Intact	0.0	Negative	
77		Interior Manager's Bedroom		Floor	Tile	Intact	0.3	Negative	
78		Interior Manager's Bathroom	C	Door	Wood	Intact	0.1	Negative	
79		Interior Manager's Bathroom	C	Door Frame	Wood	Intact	0.1	Negative	
80		Interior Manager's Bathroom	B	Window Sill	Metal	Intact	0.0	Negative	Vinyl
81		Interior Manager's Bathroom	B	Window Frame	Metal	Intact	0.0	Negative	Vinyl
82		Interior Manager's Bathroom	A	Cabinet Frame	Wood	Intact	0.0	Negative	
83		Interior Manager's Bathroom	A	Cabinet Door	Wood	Intact	0.0	Negative	
84		Interior Manager's Bathroom	A	Cabinet Shelf	Wood	Intact	0.0	Negative	
85		Interior Manager's Bathroom	A	Wall	Tile	Intact	21.5	POSITIVE	Shower
86		Interior Manager's Bathroom	C	Wall	Tile	Intact	20.1	POSITIVE	Shower
87		Interior Manager's Bathroom	D	Wall	Tile	Intact	21.3	POSITIVE	Shower

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
88		Interior Manager's Bathroom		Floor	Tile	Intact	1.9	POSITIVE	Shower
89		Interior Manager's Bathroom		Curb	Tile	Intact	20.1	POSITIVE	Shower
90		Interior Manager's Bathroom	A	Wall	Wood	Intact	0.1	Negative	
91		Interior Manager's Bathroom	B	Wall	Wood	Intact	0.1	Negative	
92		Interior Manager's Bathroom	C	Wall	Wood	Intact	0.0	Negative	
93		Interior Manager's Bathroom	A	Wall	Plaster	Intact	0.0	Negative	
94		Interior Manager's Bathroom	B	Wall	Gypsum	Intact	0.1	Negative	
95		Interior Manager's Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
96		Interior Manager's Bathroom	D	Wall	Plaster	Intact	0.1	Negative	
97		Interior Manager's Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
98		Interior Manager's Bathroom		Floor	Tile	Intact	0.2	Negative	
99		Exterior Laundry Room	D	Door	Wood	Intact	0.0	Negative	
100		Exterior Laundry Room	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
101		Exterior Laundry Room	D	Security Door	Metal	Intact	0.0	Negative	
102		Interior Laundry Room	D	Door	Wood	Intact	0.0	Negative	
103		Interior Laundry Room	D	Door Frame	Wood	Intact	0.1	Negative	
104		Interior Laundry Room	A	Door	Wood	Intact	0.0	Negative	
105		Interior Laundry Room	A	Door Frame	Wood	Intact	0.1	Negative	
106		Interior Laundry Room	A	Wall	Plaster	Intact	0.2	Negative	
107		Interior Laundry Room	B	Wall	Plaster	Intact	0.2	Negative	
108		Interior Laundry Room	C	Wall	Plaster	Intact	0.3	Negative	
109		Interior Laundry Room	D	Wall	Plaster	Intact	0.3	Negative	
110		Interior Laundry Room		Ceiling	Acoustic	Intact	0.2	Negative	
111		Interior Laundry Room		Floor	Tile	Intact	0.3	Negative	
112		Exterior Unit 21 Bedroom	C	Door	Wood	Intact	0.0	Negative	
113		Exterior Unit 21 Bedroom	C	Door Frame	Wood	Intact	0.1	Negative	
114		Exterior Unit 21 Bedroom	C	Security Door	Metal	Intact	0.0	Negative	
115		Interior Unit 21 Bedroom	C	Door	Wood	Intact	0.0	Negative	
116		Interior Unit 21 Bedroom	C	Door Frame	Wood	Intact	0.1	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
117		Interior Unit 21 Bedroom	A	Door	Wood	Intact	0.0	Negative	
118		Interior Unit 21 Bedroom	A	Door Frame	Wood	Intact	0.1	Negative	
119		Interior Unit 21 Bedroom	C	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
120		Interior Unit 21 Bedroom	C	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
121		Interior Unit 21 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
122		Interior Unit 21 Bedroom	B	Wall	Plaster	Intact	0.1	Negative	
123		Interior Unit 21 Bedroom	C	Wall	Plaster	Intact	0.2	Negative	
124		Interior Unit 21 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
125		Interior Unit 21 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
126		Interior Unit 21 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
127		Interior Unit 21 Bedroom		Floor	Tile	Intact	0.2	Negative	
128		Interior Unit 21 Bedroom		Attic Access/Frame	Wood	DETERIORATED	0.4	Negative	
129		Interior Unit 21 Bedroom	B	Electric Panel/Frame	Metal	Intact	0.0	Negative	
130		Interior Unit 21 Bathroom	D	Door	Wood	Intact	0.0	Negative	
131		Interior Unit 21 Bathroom	D	Door Frame	Wood	Intact	0.1	Negative	
132		Interior Unit 21 Bathroom	C	Window Sill	Metal	Intact	0.0	Negative	Vinyl
133		Interior Unit 21 Bathroom	C	Window Frame	Metal	Intact	0.1	Negative	Vinyl
134		Interior Unit 21 Bathroom	B	Cabinet Frame	Wood	Intact	0.0	Negative	
135		Interior Unit 21 Bathroom	B	Cabinet Door	Wood	Intact	0.0	Negative	
136		Interior Unit 21 Bathroom	B	Cabinet Shelf	Wood	Intact	0.2	Negative	
137		Interior Unit 21 Bathroom	A	Wall	Tile	Intact	0.4	Negative	Black
138		Interior Unit 21 Bathroom	B	Wall	Tile	Intact	0.1	Negative	Black
139		Interior Unit 21 Bathroom	C	Wall	Tile	Intact	0.1	Negative	Black
140		Interior Unit 21 Bathroom	D	Wall	Tile	Intact	0.2	Negative	Black
141		Interior Unit 21 Bathroom		Floor	Tile	Intact	0.2	Negative	Black
142		Interior Unit 21 Bathroom	A	Wall	Tile	Intact	0.1	Negative	White
143		Interior Unit 21 Bathroom	B	Wall	Tile	Intact	0.0	Negative	White
144		Interior Unit 21 Bathroom	C	Wall	Tile	Intact	0.0	Negative	White
145		Interior Unit 21 Bathroom	D	Wall	Tile	Intact	0.2	Negative	White

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
146		Interior Unit 21 Bathroom		Floor	Tile	Intact	0.2	Negative	White
147		Interior Unit 21 Bathroom	A	Wall	Plaster	Intact	0.0	Negative	
148		Interior Unit 21 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
149		Interior Unit 21 Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
150		Interior Unit 21 Bathroom	D	Wall	Plaster	Intact	0.1	Negative	
151		Interior Unit 21 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
152		Interior Unit 21 Bathroom		Heater Vent	Metal	Intact	0.0	Negative	
153		Exterior Unit 1 Bedroom	D	Door	Wood	Intact	0.2	Negative	
154		Exterior Unit 1 Bedroom	D	Door Frame	Wood	Intact	0.0	Negative	
155		Exterior Unit 1 Bedroom	D	Threshold	Concrete	DETERIORATED	0.2	Negative	
156		Interior Unit 1 Bedroom	D	Door	Wood	Intact	0.1	Negative	
157		Interior Unit 1 Bedroom	D	Door Frame	Wood	Intact	0.0	Negative	
158		Interior Unit 1 Bedroom	D	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
159		Interior Unit 1 Bedroom	D	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
160		Interior Unit 1 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
161		Interior Unit 1 Bedroom	B	Wall	Gypsum	Intact	0.1	Negative	
162		Interior Unit 1 Bedroom	C	Wall	Gypsum	Intact	0.1	Negative	
163		Interior Unit 1 Bedroom	D	Wall	Plaster	Intact	0.1	Negative	
164		Interior Unit 1 Bedroom		Ceiling	Acoustic	Intact	0.4	Negative	
165		Interior Unit 1 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
166		Interior Unit 1 Bedroom		Floor	Tile	Intact	0.3	Negative	
167		Interior Unit 1 Bedroom		Crown Molding	Wood	Intact	0.0	Negative	
168		Interior Unit 1 Bedroom	B	Door Frame	Wood	Intact	0.0	Negative	
169		Interior Unit 1 Hall	A	Wall	Tile	Intact	0.1	Negative	
170		Interior Unit 1 Hall	B	Wall	Tile	Intact	0.2	Negative	
171		Interior Unit 1 Hall	C	Wall	Tile	Intact	0.1	Negative	
172		Interior Unit 1 Hall	D	Wall	Tile	Intact	0.2	Negative	
173		Interior Unit 1 Hall	A	Wall	Plaster	Intact	0.4	Negative	
174		Interior Unit 1 Hall	B	Wall	Plaster	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
175		Interior Unit 1 Hall	C	Wall	Plaster	Intact	0.2	Negative	
176		Interior Unit 1 Hall	D	Wall	Plaster	Intact	0.3	Negative	
177		Interior Unit 1 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
178		Interior Unit 1 Hall		Floor	Tile	Intact	0.2	Negative	
179		Interior Unit 1 Hall	D	Frame	Wood	Intact	0.2	Negative	A/C Unit
180		Interior Unit 1 Hall		Horizontal Trim	Wood	Intact	0.0	Negative	
181		Interior Unit 1 Bathroom	A	Door	Wood	Intact	0.0	Negative	
182		Interior Unit 1 Bathroom	A	Door Frame	Wood	Intact	0.1	Negative	
183		Interior Unit 1 Bathroom	B	Window Sill	Plaster	Intact	0.5	Negative	Vinyl
184		Interior Unit 1 Bathroom	A	Wall	Tile	Intact	0.5	Negative	
185		Interior Unit 1 Bathroom	B	Wall	Tile	Intact	0.5	Negative	
186		Interior Unit 1 Bathroom	C	Wall	Tile	Intact	0.4	Negative	
187		Interior Unit 1 Bathroom	D	Wall	Tile	Intact	0.4	Negative	
188		Interior Unit 1 Bathroom	A	Wall	Plaster	Intact	0.4	Negative	
189		Interior Unit 1 Bathroom	B	Wall	Plaster	Intact	0.5	Negative	
190		Interior Unit 1 Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
191		Interior Unit 1 Bathroom	D	Wall	Plaster	Intact	0.2	Negative	
192		Interior Unit 1 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
193		Interior Unit 1 Bathroom		Floor	Tile	Intact	0.0	Negative	
194		Interior Unit 1 Bathroom		Shower	Tile	Intact	21.2	POSITIVE	
195		Interior Unit 1 Bathroom		Curb	Tile	Intact	20.5	POSITIVE	
196		Interior Unit 1 Bathroom		Floor	Tile	Intact	1.9	POSITIVE	Shower
197		Exterior Unit 2 Bedroom	D	Door	Wood	Intact	0.1	Negative	
198		Exterior Unit 2 Bedroom	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
199		Exterior Unit 2 Bedroom	D	Threshold	Concrete	Intact	0.2	Negative	
200		Interior Unit 2 Bedroom	D	Door	Wood	Intact	0.0	Negative	
201		Interior Unit 2 Bedroom	D	Door Frame	Wood	DETERIORATED	0.1	Negative	
202		Interior Unit 2 Bedroom	D	Window Sill	Wood	Intact	0.1	Negative	Vinyl
203		Interior Unit 2 Bedroom	D	Window Frame	Wood	Intact	0.1	Negative	Vinyl

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
204		Interior Unit 2 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
205		Interior Unit 2 Bedroom	B	Wall	Plaster	Intact	0.1	Negative	
206		Interior Unit 2 Bedroom	C	Wall	Plaster	Intact	0.1	Negative	
207		Interior Unit 2 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
208		Interior Unit 2 Bedroom		Ceiling	Plaster	Intact	0.2	Negative	
209		Interior Unit 2 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
210		Interior Unit 2 Bedroom		Floor	Tile	Intact	0.1	Negative	
211		Interior Unit 2 Bedroom	B	Door Frame	Wood	Intact	0.0	Negative	
212		Interior Unit 2 Bedroom		Crown Molding	Wood	Intact	0.2	Negative	
213		Interior Unit 2 Hall	A	Wall	Plaster	Intact	0.1	Negative	
214		Interior Unit 2 Hall	B	Wall	Plaster	Intact	0.1	Negative	
215		Interior Unit 2 Hall	C	Wall	Plaster	Intact	0.0	Negative	
216		Interior Unit 2 Hall	D	Wall	Plaster	Intact	0.2	Negative	
217		Interior Unit 2 Hall		Ceiling	Plaster	Intact	0.2	Negative	
218		Interior Unit 2 Hall		Baseboard	Wood	Intact	0.2	Negative	
219		Interior Unit 2 Hall		Heater Vent	Metal	Intact	0.0	Negative	
220		Interior Unit 2 Hall		Floor	Tile	Intact	0.0	Negative	
221		Interior Unit 2 Hall	B	Frame	Wood	Intact	0.1	Negative	A/C Unit
222		Interior Unit 2 Bathroom	C	Door	Wood	Intact	0.1	Negative	
223		Interior Unit 2 Bathroom	C	Door Frame	Wood	Intact	0.1	Negative	
224		Interior Unit 2 Bathroom	B	Window Sill	Plaster	Intact	0.4	Negative	Vinyl
225		Interior Unit 2 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
226		Interior Unit 2 Bathroom	B	Wall	Plaster	Intact	0.1	Negative	
227		Interior Unit 2 Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
228		Interior Unit 2 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
229		Interior Unit 2 Bathroom	C	Wall	Wood	Intact	0.1	Negative	
230		Interior Unit 2 Bathroom		Ceiling	Plaster	Intact	0.4	Negative	
231		Interior Unit 2 Bathroom		Floor	Tile	Intact	0.2	Negative	
232		Interior Unit 2 Bathroom		Shower	Tile	Intact	20.4	POSITIVE	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
233		Interior Unit 2 Bathroom		Curb	Tile	Intact	21.3	POSITIVE	
234		Interior Unit 2 Bathroom		Floor	Tile	Intact	2.0	POSITIVE	Shower
235		Exterior Unit 3	D	Door	Wood	Intact	0.1	Negative	
236		Exterior Unit 3	D	Door Frame	Wood	Intact	0.3	Negative	
237		Exterior Unit 3	D	Threshold	Concrete	Intact	0.4	Negative	
238		Interior Unit 3	D	Door	Wood	Intact	0.2	Negative	
239		Interior Unit 3	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
240		Interior Unit 3	D	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
241		Interior Unit 3	D	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
242		Interior Unit 3	A	Wall	Plaster	Intact	0.2	Negative	
243		Interior Unit 3	B	Wall	Gypsum	Intact	0.0	Negative	
244		Interior Unit 3	C	Wall	Plaster	Intact	0.4	Negative	
245		Interior Unit 3	D	Wall	Plaster	Intact	0.2	Negative	
246		Interior Unit 3		Ceiling	Acoustic	Intact	0.3	Negative	
247		Interior Unit 3		Baseboard	Wood	Intact	0.0	Negative	
248		Interior Unit 3		Floor	Tile	Intact	0.2	Negative	
249		Interior Unit 3		Crown Molding	Wood	Intact	0.0	Negative	
250		Interior Unit 3 Hall	C	Wall	Wood	Intact	0.2	Negative	
251		Interior Unit 3 Hall	A	Wall	Plaster	Intact	0.4	Negative	
252		Interior Unit 3 Hall	B	Wall	Plaster	Intact	0.2	Negative	
253		Interior Unit 3 Hall	C	Wall	Plaster	Intact	0.2	Negative	
254		Interior Unit 3 Hall	D	Wall	Plaster	Intact	0.3	Negative	
255		Interior Unit 3 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
256		Interior Unit 3 Hall		Baseboard	Wood	Intact	0.2	Negative	
257		Interior Unit 3 Hall		Floor	Tile	Intact	0.3	Negative	
258		Interior Unit 3 Hall		Heater Vent	Metal	Intact	0.0	Negative	
259		Interior Unit 3 Hall	B	Frame	Wood	Intact	0.0	Negative	A/C Unit
260		Interior Unit 3 Hall		Horizontal Trim	Wood	Intact	0.0	Negative	
261		Interior Unit 3 Bathroom	A	Door	Wood	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
262		Interior Unit 3 Bathroom	A	Door Frame	Wood	Intact	0.1	Negative	
263		Interior Unit 3 Bathroom	B	Window Sill	Plaster	Intact	0.1	Negative	Vinyl
264		Interior Unit 3 Bathroom	A	Wall	Gypsum	Intact	0.1	Negative	
265		Interior Unit 3 Bathroom	B	Wall	Plaster	Intact	0.4	Negative	
266		Interior Unit 3 Bathroom	C	Wall	Gypsum	Intact	0.3	Negative	
267		Interior Unit 3 Bathroom	D	Wall	Gypsum	Intact	0.3	Negative	
268		Interior Unit 3 Bathroom		Ceiling	Gypsum	Intact	0.2	Negative	
269		Interior Unit 3 Bathroom		Baseboard	Wood	DETERIORATED	0.0	Negative	
270		Interior Unit 3 Bathroom		Floor	Tile	Intact	0.2	Negative	
271		Interior Unit 3 Bathroom		Shower	Tile	Intact	21.4	POSITIVE	
272		Interior Unit 3 Bathroom		Curb	Tile	Intact	21.3	POSITIVE	
273		Interior Unit 3 Bathroom		Floor	Tile	Intact	1.8	POSITIVE	Shower
274		Exterior Unit 11 Living Room	B	Door	Wood	Intact	0.1	Negative	
275		Exterior Unit 11 Living Room	B	Door Frame	Wood	DETERIORATED	0.2	Negative	
276		Exterior Unit 11 Living Room	B	Threshold	Concrete	Intact	0.0	Negative	
277		Interior Unit 11 Living Room	B	Door	Wood	Intact	0.0	Negative	
278		Interior Unit 11 Living Room	B	Door Frame	Wood	Intact	0.2	Negative	
279		Interior Unit 11 Living Room	B	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
280		Interior Unit 11 Living Room	B	Window Frame	Vinyl	Intact	0.0	Negative	Vinyl
281		Interior Unit 11 Living Room	A	Wall	Plaster	Intact	0.2	Negative	
282		Interior Unit 11 Living Room	B	Wall	Plaster	Intact	0.4	Negative	
283		Interior Unit 11 Living Room	C	Wall	Plaster	Intact	0.2	Negative	
284		Interior Unit 11 Living Room	D	Wall	Plaster	Intact	0.3	Negative	
285		Interior Unit 11 Living Room		Ceiling	Acoustic	Intact	0.2	Negative	
286		Interior Unit 11 Living Room		Baseboard	Wood	Intact	0.0	Negative	
287		Interior Unit 11 Living Room		Floor	Tile	Intact	0.3	Negative	
288		Interior Unit 11 Hall	A	Wall	Plaster	Intact	0.2	Negative	
289		Interior Unit 11 Hall	B	Wall	Plaster	Intact	0.2	Negative	
290		Interior Unit 11 Hall	C	Wall	Gypsum	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
291		Interior Unit 11 Hall	D	Wall	Plaster	Intact	0.3	Negative	
292		Interior Unit 11 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
293		Interior Unit 11 Hall		Baseboard	Wood	Intact	0.0	Negative	
294		Interior Unit 11 Hall		Floor	Tile	Intact	0.3	Negative	
295		Interior Unit 11 Hall	D	Frame	Wood	Intact	0.0	Negative	A/C Unit
296		Interior Unit 11 Bathroom	C	Door	Wood	Intact	0.1	Negative	
297		Interior Unit 11 Bathroom	C	Door Frame	Wood	Intact	0.2	Negative	
298		Interior Unit 11 Bathroom	D	Window Sill	Metal	Intact	0.0	Negative	Vinyl
299		Interior Unit 11 Bathroom	D	Window Frame	Metal	Intact	0.1	Negative	Vinyl
300		Interior Unit 11 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
301		Interior Unit 11 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
302		Interior Unit 11 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
303		Interior Unit 11 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
304		Interior Unit 11 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
305		Interior Unit 11 Bathroom		Baseboard	Wood	Intact	0.0	Negative	
306		Interior Unit 11 Bathroom		Floor	Tile	Intact	0.2	Negative	
307		Interior Unit 11 Bathroom		Shower	Tile	Intact	20.6	POSITIVE	
308		Interior Unit 11 Bathroom		Curb	Tile	Intact	21.3	POSITIVE	
309		Interior Unit 11 Bathroom		Floor	Tile	Intact	2.0	POSITIVE	Shower
310		Exterior Unit 14 Bedroom	B	Door	Wood	Intact	0.2	Negative	
311		Exterior Unit 14 Bedroom	B	Door Frame	Wood	DETERIORATED	0.0	Negative	
312		Interior Unit 14 Bedroom	B	Door	Wood	Intact	0.0	Negative	
313		Interior Unit 14 Bedroom	B	Door Frame	Wood	Intact	0.1	Negative	
314		Interior Unit 14 Bedroom	B	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
315		Interior Unit 14 Bedroom	B	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
316		Interior Unit 14 Bedroom	A	Wall	Plaster	Intact	0.5	Negative	
317		Interior Unit 14 Bedroom	B	Wall	Plaster	Intact	0.2	Negative	
318		Interior Unit 14 Bedroom	C	Wall	Plaster	Intact	0.2	Negative	
319		Interior Unit 14 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
320		Interior Unit 14 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
321		Interior Unit 14 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
322		Interior Unit 14 Bedroom		Crown Molding	Wood	Intact	0.2	Negative	
323		Interior Unit 14 Bedroom	D	Door Frame	Wood	Intact	0.0	Negative	
324		Interior Unit 14 Hall	A	Wall	Tile	Intact	0.0	Negative	
325		Interior Unit 14 Hall	B	Wall	Tile	Intact	0.1	Negative	
326		Interior Unit 14 Hall	C	Wall	Tile	Intact	0.0	Negative	
327		Interior Unit 14 Hall	D	Wall	Tile	Intact	0.0	Negative	
328		Interior Unit 14 Hall	A	Wall	Plaster	Intact	0.3	Negative	
329		Interior Unit 14 Hall	B	Wall	Plaster	Intact	0.3	Negative	
330		Interior Unit 14 Hall	C	Wall	Plaster	Intact	0.2	Negative	
331		Interior Unit 14 Hall	D	Wall	Plaster	Intact	0.3	Negative	
332		Interior Unit 14 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
333		Interior Unit 14 Hall		Floor	Tile	Intact	0.0	Negative	
334		Interior Unit 14 Hall		Horizontal Trim	Wood	Intact	0.0	Negative	
335		Interior Unit 14 Bathroom	A	Door	Wood	Intact	0.0	Negative	
336		Interior Unit 14 Bathroom	A	Door Frame	Wood	Intact	0.0	Negative	
337		Interior Unit 14 Bathroom	D	Window Sill	Gypsum	Intact	0.0	Negative	Vinyl
338		Interior Unit 14 Bathroom	B	Cabinet Frame	Wood	Intact	0.0	Negative	
339		Interior Unit 14 Bathroom	B	Cabinet Door	Wood	Intact	0.0	Negative	
340		Interior Unit 14 Bathroom	B	Cabinet Shelf	Wood	Intact	0.1	Negative	
341		Interior Unit 14 Bathroom	A	Wall	Tile	Intact	0.0	Negative	
342		Interior Unit 14 Bathroom	B	Wall	Tile	Intact	0.1	Negative	
343		Interior Unit 14 Bathroom	C	Wall	Tile	Intact	0.2	Negative	
344		Interior Unit 14 Bathroom	D	Wall	Tile	Intact	0.1	Negative	
345		Interior Unit 14 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
346		Interior Unit 14 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
347		Interior Unit 14 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
348		Interior Unit 14 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
349		Interior Unit 14 Bathroom	B	Wall	Gypsum	Intact	0.2	Negative	
350		Interior Unit 14 Bathroom	C	Wall	Gypsum	Intact	0.2	Negative	
351		Interior Unit 14 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
352		Interior Unit 14 Bathroom		Floor	Tile	Intact	0.3	Negative	
353		Interior Unit 14 Bathroom		Shower	Tile	Intact	0.2	Negative	
354		Interior Unit 14 Bathroom		Curb	Tile	Intact	0.3	Negative	
355		Interior Unit 14 Bathroom		Floor	Tile	Intact	0.0	Negative	Shower
356		Interior Unit 14 Bathroom		Horizontal Trim	Wood	Intact	0.2	Negative	
357		Exterior Unit 4 Bedroom	D	Door	Wood	Intact	0.2	Negative	
358		Exterior Unit 4 Bedroom	D	Door Frame	Wood	Intact	0.3	Negative	
359		Exterior Unit 4 Bedroom	D	Threshold	Concrete	DETERIORATED	0.2	Negative	
360		Interior Unit 4 Bedroom	D	Door	Wood	Intact	0.0	Negative	
361		Interior Unit 4 Bedroom	D	Door Frame	Wood	Intact	0.1	Negative	
362		Interior Unit 4 Bedroom	D	Window Sill	Vinyl	Intact	0.1	Negative	Vinyl
363		Interior Unit 4 Bedroom	D	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
364		Interior Unit 4 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
365		Interior Unit 4 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
366		Interior Unit 4 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
367		Interior Unit 4 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
368		Interior Unit 4 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
369		Interior Unit 4 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
370		Interior Unit 4 Bedroom		Floor	Tile	Intact	0.2	Negative	
371		Interior Unit 4 Bedroom		Crown Molding	Wood	Intact	0.2	Negative	
372		Interior Unit 4 Hall	A	Wall	Wood	Intact	0.2	Negative	
373		Interior Unit 4 Hall	B	Wall	Wood	Intact	0.1	Negative	
374		Interior Unit 4 Hall	C	Wall	Wood	Intact	0.2	Negative	
375		Interior Unit 4 Hall	D	Wall	Wood	Intact	0.1	Negative	
376		Interior Unit 4 Hall	A	Wall	Plaster	Intact	0.2	Negative	
377		Interior Unit 4 Hall	B	Wall	Plaster	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
378		Interior Unit 4 Hall	C	Wall	Plaster	Intact	0.1	Negative	
379		Interior Unit 4 Hall	D	Wall	Plaster	Intact	0.1	Negative	
380		Interior Unit 4 Hall		Ceiling	Acoustic	Intact	0.3	Negative	
381		Interior Unit 4 Hall		Baseboard	Wood	Intact	0.2	Negative	
382		Interior Unit 4 Hall		Floor	Tile	Intact	0.0	Negative	
383		Interior Unit 4 Hall	B	Frame	Wood	Intact	0.0	Negative	A/C Unit
384		Interior Unit 4 Bathroom	C	Door	Wood	Intact	0.0	Negative	
385		Interior Unit 4 Bathroom	C	Door Frame	Wood	Intact	0.1	Negative	
386		Interior Unit 4 Bathroom	B	Window Sill	Gypsum	Intact	0.2	Negative	Vinyl
387		Interior Unit 4 Bathroom	A	Wall	Wood	Intact	0.2	Negative	
388		Interior Unit 4 Bathroom	B	Wall	Wood	Intact	0.1	Negative	
389		Interior Unit 4 Bathroom	C	Wall	Wood	Intact	0.1	Negative	
390		Interior Unit 4 Bathroom	D	Wall	Wood	Intact	0.1	Negative	
391		Interior Unit 4 Bathroom	A	Wall	Gypsum	Intact	0.2	Negative	
392		Interior Unit 4 Bathroom	B	Wall	Gypsum	Intact	0.3	Negative	
393		Interior Unit 4 Bathroom	C	Wall	Gypsum	Intact	0.3	Negative	
394		Interior Unit 4 Bathroom	D	Wall	Gypsum	Intact	0.2	Negative	
395		Interior Unit 4 Bathroom		Ceiling	Gypsum	Intact	0.2	Negative	
396		Interior Unit 4 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
397		Interior Unit 4 Bathroom		Floor	Tile	Intact	0.0	Negative	
398		Interior Unit 4 Bathroom		Crown Molding	Wood	Intact	0.0	Negative	
399		Interior Unit 4 Bathroom		Horizontal Trim	Wood	Intact	0.1	Negative	
400		Interior Unit 4 Bathroom		Shower	Tile	Intact	20.3	POSITIVE	
401		Interior Unit 4 Bathroom		Curb	Tile	Intact	21.4	POSITIVE	
402		Interior Unit 4 Bathroom		Floor	Tile	Intact	1.8	POSITIVE	Shower
403		Exterior Unit 5 Bedroom	D	Door	Wood	Intact	0.2	Negative	
404		Exterior Unit 5 Bedroom	D	Door Frame	Wood	Intact	0.1	Negative	
405		Exterior Unit 5 Bedroom	D	Threshold	Concrete	Intact	0.2	Negative	
406		Interior Unit 5 Bedroom	D	Door	Wood	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
407		Interior Unit 5 Bedroom	D	Door Frame	Wood	Intact	0.1	Negative	
408		Interior Unit 5 Bedroom	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
409		Interior Unit 5 Bedroom	C	Countertop	Wood	Intact	0.2	Negative	
410		Interior Unit 5 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
411		Interior Unit 5 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
412		Interior Unit 5 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
413		Interior Unit 5 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	
414		Interior Unit 5 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
415		Interior Unit 5 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
416		Interior Unit 5 Bedroom		Floor	Tile	Intact	0.0	Negative	
417		Interior Unit 5 Hall	A	Wall	Plaster	Intact	0.4	Negative	
418		Interior Unit 5 Hall	B	Wall	Plaster	Intact	0.3	Negative	
419		Interior Unit 5 Hall	C	Wall	Plaster	Intact	0.3	Negative	
420		Interior Unit 5 Hall	D	Wall	Plaster	Intact	0.5	Negative	
421		Interior Unit 5 Hall		Ceiling	Acoustic	Intact	0.3	Negative	
422		Interior Unit 5 Hall		Baseboard	Wood	Intact	0.2	Negative	
423		Interior Unit 5 Hall		Heater Vent	Metal	Intact	0.0	Negative	
424		Interior Unit 5 Hall		Floor	Tile	Intact	0.2	Negative	
425		Interior Unit 5 Hall	B	Horizontal Trim	Wood	Intact	0.0	Negative	A/C Unit
426		Interior Unit 5 Bathroom	C	Door	Wood	Intact	0.1	Negative	
427		Interior Unit 5 Bathroom	C	Door Frame	Wood	Intact	0.2	Negative	
428		Interior Unit 5 Bathroom	B	Window Sill	Gypsum	Intact	0.2	Negative	Vinyl
429		Interior Unit 5 Bathroom	A	Wall	Gypsum	Intact	0.2	Negative	
430		Interior Unit 5 Bathroom	B	Wall	Gypsum	Intact	0.1	Negative	
431		Interior Unit 5 Bathroom	C	Wall	Gypsum	Intact	0.2	Negative	
432		Interior Unit 5 Bathroom	D	Wall	Gypsum	Intact	0.2	Negative	
433		Interior Unit 5 Bathroom		Ceiling	Gypsum	Intact	0.2	Negative	
434		Interior Unit 5 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
435		Interior Unit 5 Bathroom		Floor	Tile	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
436		Interior Unit 5 Bathroom		Shower	Tile	Intact	21.3	POSITIVE	
437		Interior Unit 5 Bathroom		Curb	Tile	Intact	20.5	POSITIVE	
438		Interior Unit 5 Bathroom		Floor	Tile	Intact	1.7	POSITIVE	Shower
439		Exterior Storage A	A	Door	Wood	Intact	0.2	Negative	
440		Exterior Storage A	A	Door Frame	Wood	Intact	0.1	Negative	
441		Exterior Storage A	A	Threshold	Concrete	Intact	0.0	Negative	
442		Interior Storage A	A	Door	Wood	Intact	0.2	Negative	
443		Interior Storage A	A	Door Frame	Wood	DETERIORATED	0.1	Negative	
444		Interior Storage A	A	Wall	Plaster	Intact	0.2	Negative	
445		Interior Storage A	B	Wall	Plaster	Intact	0.5	Negative	
446		Interior Storage A	C	Wall	Plaster	Intact	0.3	Negative	
447		Interior Storage A	D	Wall	Plaster	Intact	0.3	Negative	
448		Interior Storage A		Ceiling	Acoustic	Intact	0.2	Negative	
449		Interior Storage A		Floor	Concrete	Intact	0.1	Negative	
450		Exterior Storage B Room 1	B	Door	Wood	Intact	0.0	Negative	
451		Exterior Storage B Room 1	B	Door Frame	Wood	DETERIORATED	0.2	Negative	
452		Exterior Storage B Room 1	B	Threshold	Concrete	Intact	0.1	Negative	
453		Interior Storage B Room 1	B	Door	Wood	Intact	0.1	Negative	
454		Interior Storage B Room 1	B	Door Frame	Wood	Intact	0.0	Negative	
455		Interior Storage B Room 1	A	Wall	Plaster	Intact	0.2	Negative	
456		Interior Storage B Room 1	B	Wall	Plaster	Intact	0.2	Negative	
457		Interior Storage B Room 1	C	Wall	Plaster	Intact	0.1	Negative	
458		Interior Storage B Room 1	D	Wall	Plaster	Intact	0.2	Negative	
459		Interior Storage B Room 1		Ceiling	Acoustic	Intact	0.2	Negative	
460		Interior Storage B Room 1		Baseboard	Wood	Intact	0.2	Negative	
461		Interior Storage B Room 1		Floor	Tile	Intact	0.2	Negative	
462		Interior Storage B Room 2	A	Door	Wood	Intact	0.1	Negative	
463		Interior Storage B Room 2	A	Door Frame	Wood	Intact	0.2	Negative	
464		Interior Storage B Room 2	C	Window Sill	Metal	Intact	0.1	Negative	Vinyl

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
465		Interior Storage B Room 2	C	Window Frame	Metal	Intact	0.1	Negative	Vinyl
466		Interior Storage B Room 2	A	Wall	Plaster	Intact	0.4	Negative	
467		Interior Storage B Room 2	B	Wall	Wood	Intact	0.2	Negative	
468		Interior Storage B Room 2	C	Wall	Plaster	Intact	0.3	Negative	
469		Interior Storage B Room 2	D	Wall	Plaster	DETERIORATED	0.3	Negative	
470		Interior Storage B Room 2		Ceiling	Acoustic	Intact	0.1	Negative	
471		Interior Storage B Room 2		Baseboard	Wood	Intact	0.2	Negative	
472		Interior Storage B Room 2		Floor	Tile	Intact	0.2	Negative	
473		Interior Storage B Room 2	D	Door	Wood	Intact	0.1	Negative	
474		Interior Storage B Room 2	D	Door Frame	Wood	Intact	0.2	Negative	
475		Exterior Unit 7 Bedroom	A	Door	Wood	Intact	0.2	Negative	
476		Exterior Unit 7 Bedroom	A	Door Frame	Wood	DETERIORATED	0.1	Negative	
477		Exterior Unit 7 Bedroom	A	Threshold	Concrete	Intact	0.5	Negative	
478		Interior Unit 7 Bedroom	A	Door	Wood	Intact	0.0	Negative	
479		Interior Unit 7 Bedroom	A	Door Frame	Wood	Intact	0.1	Negative	
480		Interior Unit 7 Bedroom	A	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
481		Interior Unit 7 Bedroom	A	Window Frame	Vinyl	Intact	0.2	Negative	Vinyl
482		Interior Unit 7 Bedroom	A	Wall	Wood	Intact	0.4	Negative	
483		Interior Unit 7 Bedroom	B	Wall	Wood	Intact	0.4	Negative	
484		Interior Unit 7 Bedroom	C	Wall	Wood	Intact	0.2	Negative	
485		Interior Unit 7 Bedroom	D	Wall	Wood	Intact	0.3	Negative	
486		Interior Unit 7 Bedroom	A	Wall	Plaster	Intact	0.4	Negative	
487		Interior Unit 7 Bedroom	B	Wall	Plaster	Intact	0.2	Negative	
488		Interior Unit 7 Bedroom	C	Wall	Gypsum	Intact	0.2	Negative	
489		Interior Unit 7 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	
490		Interior Unit 7 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
491		Interior Unit 7 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
492		Interior Unit 7 Bedroom		Floor	Tile	Intact	0.0	Negative	
493		Interior Unit 7 Bedroom		Crown Molding	Wood	Intact	0.1	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
494		Interior Unit 7 Bedroom		Horizontal Trim	Wood	Intact	0.2	Negative	
495		Interior Unit 7 Hall	A	Wall	Wood	Intact	0.1	Negative	
496		Interior Unit 7 Hall	B	Wall	Wood	Intact	0.2	Negative	
497		Interior Unit 7 Hall	C	Wall	Wood	Intact	0.1	Negative	
498		Interior Unit 7 Hall	D	Wall	Wood	Intact	0.1	Negative	
499		Interior Unit 7 Hall	A	Wall	Plaster	Intact	0.3	Negative	
500		Interior Unit 7 Hall	B	Wall	Plaster	Intact	0.3	Negative	
501		Interior Unit 7 Hall	C	Wall	Plaster	Intact	0.2	Negative	
502		Interior Unit 7 Hall	D	Wall	Plaster	Intact	0.3	Negative	
503		Interior Unit 7 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
504		Interior Unit 7 Hall		Baseboard	Wood	Intact	0.2	Negative	
505		Interior Unit 7 Hall		Floor	Tile	Intact	0.2	Negative	
506		Interior Unit 7 Hall		Horizontal Trim	Wood	Intact	0.1	Negative	A/C Unit
507		Interior Unit 7 Hall	C	Frame	Wood	Intact	0.1	Negative	A/C Unit
508		Interior Unit 7 Bathroom	D	Door	Wood	DETERIORATED	0.0	Negative	
509		Interior Unit 7 Bathroom	D	Door Frame	Wood	Intact	0.2	Negative	
510		Interior Unit 7 Bathroom	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
511		Interior Unit 7 Bathroom	A	Wall	Plaster	Intact	0.3	Negative	
512		Interior Unit 7 Bathroom	B	Wall	Plaster	Intact	0.3	Negative	
513		Interior Unit 7 Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
514		Interior Unit 7 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
515		Interior Unit 7 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
516		Interior Unit 7 Bathroom		Baseboard	Wood	DETERIORATED	0.2	Negative	
517		Interior Unit 7 Bathroom		Floor	Tile	Intact	0.0	Negative	
518		Interior Unit 7 Bathroom		Shower	Tile	Intact	20.1	POSITIVE	
519		Interior Unit 7 Bathroom		Curb	Tile	Intact	21.5	POSITIVE	
520		Interior Unit 7 Bathroom		Floor	Tile	Intact	0.2	Negative	Shower
521		Exterior Unit 8 Bedroom	A	Door	Wood	Intact	0.2	Negative	
522		Exterior Unit 8 Bedroom	A	Door Frame	Wood	DETERIORATED	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
523		Exterior Unit 8 Bedroom	A	Threshold	Concrete	DETERIORATED	0.2	Negative	
524		Interior Unit 8 Bedroom	A	Door	Wood	Intact	0.1	Negative	
525		Interior Unit 8 Bedroom	A	Door Frame	Wood	Intact	0.2	Negative	
526		Interior Unit 8 Bedroom	A	Window Sill	Wood	Intact	0.0	Negative	Vinyl
527		Interior Unit 8 Bedroom	A	Window Frame	Wood	Intact	0.1	Negative	Vinyl
528		Interior Unit 8 Bedroom	C	Wall	Wood	Intact	0.1	Negative	
529		Interior Unit 8 Bedroom	D	Wall	Wood	Intact	0.2	Negative	
530		Interior Unit 8 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
531		Interior Unit 8 Bedroom	B	Wall	Plaster	Intact	0.2	Negative	
532		Interior Unit 8 Bedroom	C	Wall	Gypsum	Intact	0.2	Negative	
533		Interior Unit 8 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	
534		Interior Unit 8 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
535		Interior Unit 8 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
536		Interior Unit 8 Bedroom		Floor	Tile	Intact	0.1	Negative	
537		Interior Unit 8 Hall	B	Cabinet Frame	Wood	Intact	0.0	Negative	
538		Interior Unit 8 Hall	B	Cabinet Door	Wood	Intact	0.1	Negative	
539		Interior Unit 8 Hall	B	Cabinet Shelf	Wood	Intact	0.1	Negative	
540		Interior Unit 8 Hall	A	Wall	Tile	Intact	0.2	Negative	
541		Interior Unit 8 Hall	B	Wall	Tile	Intact	0.2	Negative	
542		Interior Unit 8 Hall	C	Wall	Tile	Intact	0.1	Negative	
543		Interior Unit 8 Hall	D	Wall	Tile	Intact	0.2	Negative	
544		Interior Unit 8 Hall	A	Wall	Plaster	Intact	0.3	Negative	
545		Interior Unit 8 Hall	B	Wall	Plaster	Intact	0.3	Negative	
546		Interior Unit 8 Hall	C	Wall	Plaster	Intact	0.2	Negative	
547		Interior Unit 8 Hall	D	Wall	Plaster	Intact	0.2	Negative	
548		Interior Unit 8 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
549		Interior Unit 8 Hall		Baseboard	Wood	DETERIORATED	0.2	Negative	
550		Interior Unit 8 Hall		Floor	Tile	Intact	0.1	Negative	
551		Interior Unit 8 Hall	C	Frame	Wood	Intact	0.2	Negative	A/C Unit

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
552		Interior Unit 8 Hall	C	Wall	Wood	Intact	0.1	Negative	
553		Interior Unit 8 Bathroom	B	Door	Wood	Intact	0.2	Negative	
554		Interior Unit 8 Bathroom	B	Door Frame	Wood	DETERIORATED	0.1	Negative	
555		Interior Unit 8 Bathroom	C	Window Sill	Gypsum	Intact	0.2	Negative	Vinyl
556		Interior Unit 8 Bathroom	A	Cabinet Frame	Wood	Intact	0.0	Negative	
557		Interior Unit 8 Bathroom	A	Cabinet Door	Wood	DETERIORATED	0.2	Negative	
558		Interior Unit 8 Bathroom	A	Cabinet Shelf	Wood	Intact	0.1	Negative	
559		Interior Unit 8 Bathroom	A	Wall	Tile	Intact	0.0	Negative	
560		Interior Unit 8 Bathroom	B	Wall	Tile	Intact	0.2	Negative	
561		Interior Unit 8 Bathroom	C	Wall	Tile	Intact	0.1	Negative	
562		Interior Unit 8 Bathroom	D	Wall	Tile	Intact	0.0	Negative	
563		Interior Unit 8 Bathroom	A	Wall	Plaster	Intact	0.3	Negative	
564		Interior Unit 8 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
565		Interior Unit 8 Bathroom	C	Wall	Gypsum	Intact	0.1	Negative	
566		Interior Unit 8 Bathroom	D	Wall	Plaster	Intact	0.2	Negative	
567		Interior Unit 8 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
568		Interior Unit 8 Bathroom		Floor	Tile	Intact	0.3	Negative	
569		Interior Unit 8 Bathroom		Shower	Tile	Intact	20.1	POSITIVE	
570		Interior Unit 8 Bathroom		Curb	Tile	Intact	0.2	Negative	
571		Interior Unit 8 Bathroom		Floor	Tile	Intact	1.5	POSITIVE	Shower
572		Exterior Storage C	D	Door	Wood	Intact	0.1	Negative	
573		Exterior Storage C	D	Door Frame	Wood	Intact	0.2	Negative	
574		Exterior Storage C	D	Threshold	Concrete	Intact	0.2	Negative	
575		Interior Storage C	D	Door	Wood	Intact	0.1	Negative	
576		Interior Storage C	D	Door Frame	Wood	Intact	0.0	Negative	
577		Interior Storage C	A	Wall	Gypsum	DETERIORATED	0.2	Negative	
578		Interior Storage C	B	Wall	Plaster	Intact	0.4	Negative	
579		Interior Storage C	C	Wall	Plaster	Intact	0.2	Negative	
580		Interior Storage C	D	Wall	Plaster	Intact	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
581		Interior Storage C		Ceiling	Acoustic	Intact	0.2	Negative	
582		Interior Storage C		Floor	Concrete	Intact	0.0	Negative	
583		Interior Storage C		Attic Access/Frame	Wood	Intact	0.2	Negative	
584		Exterior 1st Storage D Room 1	A	Door	Wood	Intact	0.1	Negative	
585		Exterior 1st Storage D Room 1	A	Door Frame	Wood	DETERIORATED	0.2	Negative	
586		Exterior 1st Storage D Room 1	A	Threshold	Concrete	Intact	0.0	Negative	
587		Interior 1st Storage D Room 1	A	Door	Wood	Intact	0.1	Negative	
588		Interior 1st Storage D Room 1	A	Door Frame	Wood	Intact	0.2	Negative	
589		Interior 1st Storage D Room 1	A	Wall	Plaster	Intact	0.2	Negative	
590		Interior 1st Storage D Room 1	B	Wall	Plaster	Intact	0.2	Negative	
591		Interior 1st Storage D Room 1	C	Wall	Plaster	Intact	0.1	Negative	
592		Interior 1st Storage D Room 1	D	Wall	Plaster	Intact	0.2	Negative	
593		Interior 1st Storage D Room 1		Ceiling	Acoustic	Intact	0.2	Negative	
594		Interior 1st Storage D Room 1		Floor	Tile	Intact	0.2	Negative	
595		Interior 1st Storage D Room 2	D	Door	Wood	Intact	0.0	Negative	
596		Interior 1st Storage D Room 2	D	Door Frame	Wood	Intact	0.1	Negative	
597		Interior 1st Storage D Room 2	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
598		Interior 1st Storage D Room 2	A	Wall	Plaster	Intact	0.2	Negative	
599		Interior 1st Storage D Room 2	B	Wall	Plaster	Intact	0.2	Negative	
600		Interior 1st Storage D Room 2	C	Wall	Plaster	Intact	0.1	Negative	
601		Interior 1st Storage D Room 2	D	Wall	Plaster	Intact	0.2	Negative	
602		Interior 1st Storage D Room 2		Ceiling	Acoustic	Intact	0.2	Negative	
603		Interior 1st Storage D Room 2		Baseboard	Wood	Intact	0.2	Negative	
604		Interior 1st Storage D Room 2		Floor	Tile	Intact	0.2	Negative	
605		Exterior Unit 10 Bedroom	B	Door	Wood	Intact	0.1	Negative	
606		Exterior Unit 10 Bedroom	B	Door Frame	Wood	DETERIORATED	0.2	Negative	
607		Exterior Unit 10 Bedroom	B	Threshold	Concrete	Intact	0.2	Negative	
608		Interior Unit 10 Bedroom	B	Door	Wood	Intact	0.1	Negative	
609		Interior Unit 10 Bedroom	B	Door Frame	Wood	DETERIORATED	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
610		Interior Unit 10 Bedroom	B	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
611		Interior Unit 10 Bedroom	C	Wall	Wood	Intact	0.1	Negative	
612		Interior Unit 10 Bedroom	D	Wall	Wood	Intact	0.2	Negative	
613		Interior Unit 10 Bedroom	A	Wall	Plaster	Intact	0.1	Negative	
614		Interior Unit 10 Bedroom	B	Wall	Plaster	Intact	0.2	Negative	
615		Interior Unit 10 Bedroom	C	Wall	Plaster	Intact	0.1	Negative	
616		Interior Unit 10 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
617		Interior Unit 10 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
618		Interior Unit 10 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
619		Interior Unit 10 Bedroom		Floor	Tile	Intact	0.0	Negative	
620		Interior Unit 10 Bedroom		Crown Molding	Wood	Intact	0.0	Negative	
621		Interior Unit 10 Bedroom		Horizontal Trim	Wood	Intact	0.1	Negative	
622		Interior Unit 10 Bedroom	D	Door Frame	Wood	Intact	0.0	Negative	
623		Interior Unit 10 Hall	A	Wall	Tile	Intact	0.2	Negative	
624		Interior Unit 10 Hall	B	Wall	Tile	Intact	0.1	Negative	
625		Interior Unit 10 Hall	C	Wall	Tile	Intact	0.1	Negative	
626		Interior Unit 10 Hall	D	Wall	Tile	Intact	0.2	Negative	
627		Interior Unit 10 Hall	A	Wall	Plaster	Intact	0.2	Negative	
628		Interior Unit 10 Hall	B	Wall	Plaster	Intact	0.2	Negative	
629		Interior Unit 10 Hall	C	Wall	Gypsum	Intact	0.0	Negative	
630		Interior Unit 10 Hall	D	Wall	Plaster	Intact	0.2	Negative	
631		Interior Unit 10 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
632		Interior Unit 10 Hall		Floor	Tile	Intact	0.5	Negative	
633		Interior Unit 10 Hall		Crown Molding	Wood	Intact	0.1	Negative	
634		Interior Unit 10 Hall		Horizontal Trim	Wood	Intact	0.2	Negative	
635		Interior Unit 10 Hall	D	Frame	Wood	Intact	0.2	Negative	A/C Unit
636		Interior Unit 10 Bathroom	A	Door	Wood	Intact	0.0	Negative	
637		Interior Unit 10 Bathroom	A	Door Frame	Wood	Intact	0.1	Negative	
638		Interior Unit 10 Bathroom	D	Window Sill	Plaster	Intact	0.2	Negative	Vinyl

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
639		Interior Unit 10 Bathroom	A	Wall	Tile	Intact	0.0	Negative	
640		Interior Unit 10 Bathroom	B	Wall	Tile	Intact	0.0	Negative	
641		Interior Unit 10 Bathroom	C	Wall	Tile	Intact	0.2	Negative	
642		Interior Unit 10 Bathroom	D	Wall	Tile	Intact	0.5	Negative	
643		Interior Unit 10 Bathroom	A	Wall	Plaster	Intact	0.4	Negative	
644		Interior Unit 10 Bathroom	B	Wall	Plaster	Intact	0.3	Negative	
645		Interior Unit 10 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
646		Interior Unit 10 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
647		Interior Unit 10 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
648		Interior Unit 10 Bathroom		Floor	Tile	Intact	0.2	Negative	
649		Interior Unit 10 Bathroom		Shower	Tile	Intact	0.5	Negative	
650		Interior Unit 10 Bathroom		Curb	Tile	Intact	0.1	Negative	
651		Interior Unit 10 Bathroom		Crown Molding	Wood	Intact	0.2	Negative	
652		Interior Unit 10 Bathroom		Horizontal Trim	Wood	Intact	0.0	Negative	
653		Interior Unit 10 Bathroom		Floor	Tile	Intact	0.1	Negative	Shower
654		Interior Unit 10 Bathroom		Attic Access/Frame	Wood	Intact	0.2	Negative	
655		Exterior Unit 9 Bedroom	B	Door	Wood	Intact	0.1	Negative	
656		Exterior Unit 9 Bedroom	B	Door Frame	Wood	Intact	0.2	Negative	
657		Exterior Unit 9 Bedroom	B	Threshold	Concrete	DETERIORATED	0.2	Negative	
658		Interior Unit 9 Bedroom	B	Door	Wood	Intact	0.0	Negative	
659		Interior Unit 9 Bedroom	B	Door Frame	Wood	Intact	0.1	Negative	
660		Interior Unit 9 Bedroom	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
661		Interior Unit 9 Bedroom	A	Wall	Wood	Intact	0.1	Negative	
662		Interior Unit 9 Bedroom	B	Wall	Wood	Intact	0.2	Negative	
663		Interior Unit 9 Bedroom	C	Wall	Wood	Intact	0.1	Negative	
664		Interior Unit 9 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
665		Interior Unit 9 Bedroom	B	Wall	Plaster	Intact	0.2	Negative	
666		Interior Unit 9 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
667		Interior Unit 9 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
668		Interior Unit 9 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
669		Interior Unit 9 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
670		Interior Unit 9 Bedroom		Floor	Tile	Intact	0.1	Negative	
671		Interior Unit 9 Bedroom		Crown Molding	Wood	Intact	0.0	Negative	
672		Interior Unit 9 Bedroom		Horizontal Trim	Wood	Intact	0.1	Negative	
673		Interior Unit 9 Hall	A	Wall	Wood	Intact	0.0	Negative	
674		Interior Unit 9 Hall	B	Wall	Wood	Intact	0.1	Negative	
675		Interior Unit 9 Hall	C	Wall	Wood	Intact	0.0	Negative	
676		Interior Unit 9 Hall	D	Wall	Wood	Intact	0.0	Negative	
677		Interior Unit 9 Hall	A	Wall	Plaster	Intact	0.2	Negative	
678		Interior Unit 9 Hall	B	Wall	Plaster	Intact	0.2	Negative	
679		Interior Unit 9 Hall	C	Wall	Plaster	Intact	0.3	Negative	
680		Interior Unit 9 Hall	D	Wall	Plaster	Intact	0.3	Negative	
681		Interior Unit 9 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
682		Interior Unit 9 Hall		Baseboard	Wood	Intact	0.0	Negative	
683		Interior Unit 9 Hall		Floor	Tile	Intact	0.0	Negative	
684		Interior Unit 9 Hall		Horizontal Trim	Wood	Intact	0.2	Negative	
685		Interior Unit 9 Hall	D	Frame	Wood	Intact	0.0	Negative	A/C Unit
686		Interior Unit 9 Bathroom	C	Door	Wood	Intact	0.1	Negative	
687		Interior Unit 9 Bathroom	C	Door Frame	Wood	Intact	0.0	Negative	
688		Interior Unit 9 Bathroom	D	Window Sill	Gypsum	Intact	0.1	Negative	Vinyl
689		Interior Unit 9 Bathroom	A	Wall	Plaster	Intact	0.0	Negative	
690		Interior Unit 9 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
691		Interior Unit 9 Bathroom	C	Wall	Plaster	Intact	0.2	Negative	
692		Interior Unit 9 Bathroom	D	Wall	Gypsum	Intact	0.0	Negative	
693		Interior Unit 9 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
694		Interior Unit 9 Bathroom		Floor	Tile	Intact	0.2	Negative	
695		Interior Unit 9 Bathroom		Shower	Tile	Intact	21.5	POSITIVE	
696		Interior Unit 9 Bathroom		Curb	Tile	Intact	21.3	POSITIVE	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
697		Interior Unit 9 Bathroom		Floor	Tile	Intact	20.4	POSITIVE	Shower
698		Interior Unit 9 Bathroom		Attic Access/Frame	Wood	Intact	0.1	Negative	
699		Exterior Unit 12 Bedroom	B	Door	Wood	Intact	0.1	Negative	
700		Exterior Unit 12 Bedroom	B	Door Frame	Wood	Intact	0.2	Negative	
701		Exterior Unit 12 Bedroom	B	Threshold	Concrete	DETERIORATED	0.2	Negative	
702		Interior Unit 12 Bedroom	B	Door	Wood	Intact	0.1	Negative	
703		Interior Unit 12 Bedroom	B	Door Frame	Wood	Intact	0.2	Negative	
704		Interior Unit 12 Bedroom	B	Window Sill	Wood	Intact	0.1	Negative	Vinyl
705		Interior Unit 12 Bedroom	B	Window Frame	Wood	Intact	0.2	Negative	Vinyl
706		Interior Unit 12 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
707		Interior Unit 12 Bedroom	B	Wall	Plaster	Intact	0.1	Negative	
708		Interior Unit 12 Bedroom	C	Wall	Plaster	Intact	0.2	Negative	
709		Interior Unit 12 Bedroom	D	Wall	Plaster	Intact	0.1	Negative	
710		Interior Unit 12 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
711		Interior Unit 12 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
712		Interior Unit 12 Bedroom		Floor	Tile	Intact	0.2	Negative	
713		Interior Unit 12 Hall	A	Wall	Plaster	Intact	0.2	Negative	
714		Interior Unit 12 Hall	B	Wall	Plaster	Intact	0.2	Negative	
715		Interior Unit 12 Hall	C	Wall	Plaster	Intact	0.3	Negative	
716		Interior Unit 12 Hall	D	Wall	Plaster	Intact	0.3	Negative	
717		Interior Unit 12 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
718		Interior Unit 12 Hall		Baseboard	Wood	Intact	0.2	Negative	
719		Interior Unit 12 Hall		Heater Vent	Metal	Intact	0.1	Negative	
720		Interior Unit 12 Hall		Floor	Tile	Intact	0.2	Negative	
721		Interior Unit 12 Hall	D	Frame	Wood	Intact	0.0	Negative	A/C Unit
722		Interior Unit 12 Bathroom	A	Door	Wood	Intact	0.0	Negative	
723		Interior Unit 12 Bathroom	A	Door Frame	Wood	Intact	0.2	Negative	
724		Interior Unit 12 Bathroom	D	Window Sill	Plaster	Intact	0.4	Negative	Vinyl
725		Interior Unit 12 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
726		Interior Unit 12 Bathroom	B	Wall	Plaster	Intact	0.5	Negative	
727		Interior Unit 12 Bathroom	C	Wall	Plaster	Intact	0.5	Negative	
728		Interior Unit 12 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
729		Interior Unit 12 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
730		Interior Unit 12 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
731		Interior Unit 12 Bathroom		Floor	Tile	Intact	0.4	Negative	
732		Interior Unit 12 Bathroom		Shower	Tile	Intact	20.9	POSITIVE	
733		Interior Unit 12 Bathroom		Curb	Tile	Intact	21.8	POSITIVE	
734		Interior Unit 12 Bathroom		Floor	Tile	Intact	1.9	POSITIVE	Shower
735		Exterior Storage E	D	Door	Wood	Intact	0.1	Negative	
736		Exterior Storage E	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
737		Interior Storage E	D	Door	Wood	Intact	0.0	Negative	
738		Interior Storage E	D	Door Frame	Wood	Intact	0.1	Negative	
739		Interior Storage E	A	Wall	Plaster	Intact	0.2	Negative	
740		Interior Storage E	B	Wall	Plaster	Intact	0.2	Negative	
741		Interior Storage E	C	Wall	Plaster	Intact	0.3	Negative	
742		Interior Storage E	D	Wall	Plaster	Intact	0.3	Negative	
743		Interior Storage E		Ceiling	Acoustic	Intact	0.2	Negative	
744		Interior Storage E		Floor	Wood	Intact	0.0	Negative	
745		Interior Storage E		Attic Access/Frame	Metal	Intact	0.0	Negative	
746		Exterior 2nd Storage D Room 1	A	Door	Wood	Intact	0.2	Negative	
747		Exterior 2nd Storage D Room 1	A	Door Frame	Wood	Intact	0.1	Negative	
748		Interior 2nd Storage D Room 1	A	Door	Wood	Intact	0.0	Negative	
749		Interior 2nd Storage D Room 1	A	Door Frame	Wood	Intact	0.2	Negative	
750		Interior 2nd Storage D Room 1	A	Wall	Plaster	Intact	0.0	Negative	
751		Interior 2nd Storage D Room 1	B	Wall	Plaster	Intact	0.2	Negative	
752		Interior 2nd Storage D Room 1	C	Wall	Plaster	Intact	0.1	Negative	
753		Interior 2nd Storage D Room 1	D	Wall	Plaster	Intact	0.2	Negative	
754		Interior 2nd Storage D Room 1		Ceiling	Acoustic	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
755		Interior 2nd Storage D Room 2	D	Door Frame	Wood	Intact	0.2	Negative	
756		Interior 2nd Storage D Room 2	C	Window Sill	Metal	Intact	0.0	Negative	Vinyl
757		Interior 2nd Storage D Room 2	C	Window Frame	Metal	Intact	0.0	Negative	Vinyl
758		Interior 2nd Storage D Room 2	A	Wall	Plaster	Intact	0.3	Negative	
759		Interior 2nd Storage D Room 2	B	Wall	Plaster	Intact	0.2	Negative	
760		Interior 2nd Storage D Room 2	C	Wall	Plaster	Intact	0.2	Negative	
761		Interior 2nd Storage D Room 2	D	Wall	Wood	Intact	0.2	Negative	
762		Interior 2nd Storage D Room 2		Ceiling	Acoustic	Intact	0.2	Negative	
763		Interior 2nd Storage D Room 2		Baseboard	Wood	Intact	0.1	Negative	
764		Exterior Unit 15 Bedroom	B	Door	Wood	Intact	0.1	Negative	
765		Exterior Unit 15 Bedroom	B	Door Frame	Wood	Intact	0.2	Negative	
766		Interior Unit 15 Bedroom	B	Door	Wood	Intact	0.0	Negative	
767		Interior Unit 15 Bedroom	B	Door Frame	Wood	Intact	0.1	Negative	
768		Interior Unit 15 Bedroom	C	Window Sill	Metal	Intact	0.0	Negative	Vinyl
769		Interior Unit 15 Bedroom	C	Window Frame	Metal	Intact	0.1	Negative	Vinyl
770		Interior Unit 15 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
771		Interior Unit 15 Bedroom	B	Wall	Plaster	Intact	0.1	Negative	
772		Interior Unit 15 Bedroom	C	Wall	Plaster	Intact	0.2	Negative	
773		Interior Unit 15 Bedroom	D	Wall	Plaster	Intact	0.1	Negative	
774		Interior Unit 15 Bedroom		Ceiling	Acoustic	Intact	0.1	Negative	
775		Interior Unit 15 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
776		Interior Unit 15 Hall	A	Wall	Plaster	Intact	0.1	Negative	
777		Interior Unit 15 Hall	B	Wall	Plaster	Intact	0.2	Negative	
778		Interior Unit 15 Hall	C	Wall	Plaster	Intact	0.1	Negative	
779		Interior Unit 15 Hall	D	Wall	Plaster	Intact	0.3	Negative	
780		Interior Unit 15 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
781		Interior Unit 15 Hall		Heater Vent	Metal	Intact	0.0	Negative	
782		Interior Unit 15 Hall	D	Frame	Wood	Intact	0.2	Negative	A/C Unit
783		Interior Unit 15 Bathroom	C	Door	Wood	Intact	0.1	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
784		Interior Unit 15 Bathroom	C	Door Frame	Wood	Intact	0.1	Negative	
785		Interior Unit 15 Bathroom	D	Window Sill	Metal	Intact	0.1	Negative	Vinyl
786		Interior Unit 15 Bathroom	D	Window Frame	Metal	Intact	0.1	Negative	Vinyl
787		Interior Unit 15 Bathroom	A	Wall	Tile	Intact	0.0	Negative	
788		Interior Unit 15 Bathroom	B	Wall	Tile	Intact	0.1	Negative	
789		Interior Unit 15 Bathroom	C	Wall	Tile	Intact	0.1	Negative	
790		Interior Unit 15 Bathroom	D	Wall	Tile	Intact	0.1	Negative	
791		Interior Unit 15 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
792		Interior Unit 15 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
793		Interior Unit 15 Bathroom	C	Wall	Gypsum	Intact	0.0	Negative	
794		Interior Unit 15 Bathroom	D	Wall	Plaster	Intact	0.1	Negative	
795		Interior Unit 15 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
796		Interior Unit 15 Bathroom		Baseboard	Wood	Intact	0.0	Negative	
797		Exterior Unit 16 Bedroom	A	Door	Wood	Intact	0.1	Negative	
798		Exterior Unit 16 Bedroom	A	Door Frame	Wood	DETERIORATED	0.2	Negative	
799		Interior Unit 16 Bedroom	A	Door	Wood	Intact	0.0	Negative	
800		Interior Unit 16 Bedroom	A	Door Frame	Wood	Intact	0.1	Negative	
801		Interior Unit 16 Bedroom	A	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
802		Interior Unit 16 Bedroom	A	Window Frame	Vinyl	Intact	0.0	Negative	Vinyl
803		Interior Unit 16 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
804		Interior Unit 16 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
805		Interior Unit 16 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
806		Interior Unit 16 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
807		Interior Unit 16 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
808		Interior Unit 16 Bedroom		Baseboard	Wood	Intact	0.0	Negative	
809		Interior Unit 16 Hall	A	Wall	Wood	Intact	0.2	Negative	
810		Interior Unit 16 Hall	B	Wall	Wood	Intact	0.1	Negative	
811		Interior Unit 16 Hall	C	Wall	Wood	Intact	0.0	Negative	
812		Interior Unit 16 Hall	D	Wall	Wood	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
813		Interior Unit 16 Hall	A	Wall	Plaster	Intact	0.1	Negative	
814		Interior Unit 16 Hall	B	Wall	Plaster	Intact	0.2	Negative	
815		Interior Unit 16 Hall	C	Wall	Plaster	Intact	0.1	Negative	
816		Interior Unit 16 Hall	D	Wall	Plaster	Intact	0.2	Negative	
817		Interior Unit 16 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
818		Interior Unit 16 Hall		Baseboard	Wood	Intact	0.2	Negative	
819		Interior Unit 16 Hall		Floor	Tile	Intact	0.2	Negative	
820		Interior Unit 16 Hall	C	Frame	Wood	Intact	0.0	Negative	A/C Unit
821		Interior Unit 16 Hall		Horizontal Trim	Wood	Intact	0.0	Negative	
822		Interior Unit 16 Bathroom	B	Door	Wood	Intact	0.0	Negative	
823		Interior Unit 16 Bathroom	B	Door Frame	Wood	Intact	0.1	Negative	
824		Interior Unit 16 Bathroom	C	Window Sill	Metal	Intact	0.0	Negative	Vinyl
825		Interior Unit 16 Bathroom	C	Window Frame	Metal	Intact	0.1	Negative	Vinyl
826		Interior Unit 16 Bathroom	A	Wall	Wood	Intact	0.0	Negative	
827		Interior Unit 16 Bathroom	B	Wall	Wood	Intact	0.2	Negative	
828		Interior Unit 16 Bathroom	C	Wall	Wood	Intact	0.1	Negative	
829		Interior Unit 16 Bathroom	D	Wall	Wood	Intact	0.1	Negative	
830		Interior Unit 16 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
831		Interior Unit 16 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
832		Interior Unit 16 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
833		Interior Unit 16 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
834		Interior Unit 16 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
835		Interior Unit 16 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
836		Interior Unit 16 Bathroom		Floor	Tile	Intact	0.1	Negative	
837		Interior Unit 16 Bathroom		Horizontal Trim	Wood	Intact	0.0	Negative	
838		Exterior Unit 6 Bedroom	A	Door	Wood	Intact	0.1	Negative	
839		Exterior Unit 6 Bedroom	A	Door Frame	Wood	DETERIORATED	0.3	Negative	
840		Exterior Unit 6 Bedroom	A	Threshold	Concrete	DETERIORATED	0.2	Negative	
841		Interior Unit 6 Bedroom	A	Door	Wood	Intact	0.1	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
842		Interior Unit 6 Bedroom	A	Door Frame	Wood	Intact	0.2	Negative	
843		Interior Unit 6 Bedroom	A	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
844		Interior Unit 6 Bedroom	A	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
845		Interior Unit 6 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
846		Interior Unit 6 Bedroom	B	Wall	Plaster	Intact	0.5	Negative	
847		Interior Unit 6 Bedroom	C	Wall	Plaster	Intact	0.2	Negative	
848		Interior Unit 6 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	
849		Interior Unit 6 Bedroom		Ceiling	Acoustic	Intact	0.4	Negative	
850		Interior Unit 6 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
851		Interior Unit 6 Bedroom		Floor	Tile	Intact	0.2	Negative	
852		Interior Unit 6 Bedroom		Horizontal Trim	Wood	Intact	0.0	Negative	
853		Interior Unit 6 Hall	A	Wall	Tile	Intact	0.0	Negative	
854		Interior Unit 6 Hall	B	Wall	Tile	Intact	0.4	Negative	
855		Interior Unit 6 Hall	C	Wall	Tile	Intact	0.1	Negative	
856		Interior Unit 6 Hall	D	Wall	Tile	Intact	0.0	Negative	
857		Interior Unit 6 Hall	A	Wall	Plaster	Intact	0.2	Negative	
858		Interior Unit 6 Hall	B	Wall	Plaster	Intact	0.3	Negative	
859		Interior Unit 6 Hall	C	Wall	Plaster	Intact	0.3	Negative	
860		Interior Unit 6 Hall	D	Wall	Plaster	Intact	0.3	Negative	
861		Interior Unit 6 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
862		Interior Unit 6 Hall		Baseboard	Wood	Intact	0.2	Negative	
863		Interior Unit 6 Hall		Floor	Tile	Intact	0.3	Negative	
864		Interior Unit 6 Hall		Horizontal Trim	Wood	Intact	0.0	Negative	
865		Interior Unit 6 Hall	C	Frame	Wood	Intact	0.0	Negative	A/C Unit
866		Interior Unit 6 Bathroom	B	Door	Wood	Intact	0.0	Negative	
867		Interior Unit 6 Bathroom	B	Door Frame	Wood	Intact	0.2	Negative	
868		Interior Unit 6 Bathroom	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
869		Interior Unit 6 Bathroom	A	Wall	Tile	Intact	0.3	Negative	
870		Interior Unit 6 Bathroom	B	Wall	Tile	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
871		Interior Unit 6 Bathroom	C	Wall	Tile	Intact	0.2	Negative	
872		Interior Unit 6 Bathroom	D	Wall	Tile	Intact	0.3	Negative	
873		Interior Unit 6 Bathroom	A	Wall	Plaster	Intact	0.0	Negative	
874		Interior Unit 6 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
875		Interior Unit 6 Bathroom	C	Wall	Plaster	Intact	0.1	Negative	
876		Interior Unit 6 Bathroom	D	Wall	Plaster	Intact	0.2	Negative	
877		Interior Unit 6 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
878		Interior Unit 6 Bathroom		Floor	Tile	Intact	0.2	Negative	
879		Interior Unit 6 Bathroom		Shower	Tile	Intact	21.3	POSITIVE	
880		Interior Unit 6 Bathroom		Curb	Tile	Intact	22.1	POSITIVE	
881		Interior Unit 6 Bathroom		Floor	Tile	Intact	20.9	POSITIVE	Shower
882		Exterior Unit 7 Bedroom	A	Door	Wood	Intact	0.0	Negative	
883		Exterior Unit 7 Bedroom	A	Door Frame	Wood	DETERIORATED	0.3	Negative	
884		Interior Unit 7 Bedroom	A	Door	Wood	Intact	0.0	Negative	
885		Interior Unit 7 Bedroom	A	Door Frame	Wood	Intact	0.2	Negative	
886		Interior Unit 7 Bedroom	A	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
887		Interior Unit 7 Bedroom	A	Window Frame	Vinyl	Intact	0.1	Negative	Vinyl
888		Interior Unit 7 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
889		Interior Unit 7 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
890		Interior Unit 7 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
891		Interior Unit 7 Bedroom	D	Wall	Plaster	Intact	0.4	Negative	
892		Interior Unit 7 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
893		Interior Unit 7 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
894		Interior Unit 7 Hall	A	Wall	Plaster	Intact	0.2	Negative	
895		Interior Unit 7 Hall	B	Wall	Plaster	Intact	0.3	Negative	
896		Interior Unit 7 Hall	C	Wall	Plaster	Intact	0.3	Negative	
897		Interior Unit 7 Hall	D	Wall	Plaster	Intact	0.2	Negative	
898		Interior Unit 7 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
899		Interior Unit 7 Hall		Baseboard	Tile	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
900		Interior Unit 7 Hall		Floor	Tile	Intact	0.3	Negative	
901		Interior Unit 7 Hall	C	Frame	Wood	Intact	0.2	Negative	A/C Unit
902		Interior Unit 17 Bathroom	D	Door	Wood	Intact	0.1	Negative	
903		Interior Unit 17 Bathroom	D	Door Frame	Wood	Intact	0.2	Negative	
904		Interior Unit 17 Bathroom	C	Window Sill	Plaster	Intact	0.2	Negative	Vinyl
905		Interior Unit 17 Bathroom	A	Wall	Tile	Intact	0.2	Negative	
906		Interior Unit 17 Bathroom	B	Wall	Tile	Intact	0.2	Negative	
907		Interior Unit 17 Bathroom	C	Wall	Tile	Intact	0.1	Negative	
908		Interior Unit 17 Bathroom	D	Wall	Tile	Intact	0.3	Negative	
909		Interior Unit 17 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
910		Interior Unit 17 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
911		Interior Unit 17 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
912		Interior Unit 17 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
913		Interior Unit 17 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
914		Interior Unit 17 Bathroom		Floor	Tile	Intact	0.2	Negative	
915		Interior Unit 17 Bathroom		Shower	Tile	Intact	20.5	POSITIVE	
916		Interior Unit 17 Bathroom		Curb	Tile	Intact	0.2	Negative	
917		Interior Unit 17 Bathroom		Floor	Tile	Intact	0.3	Negative	Shower
918		Exterior Unit 19 Bedroom	D	Door	Wood	Intact	0.2	Negative	
919		Exterior Unit 19 Bedroom	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
920		Interior Unit 19 Bedroom	D	Door	Wood	Intact	0.0	Negative	
921		Interior Unit 19 Bedroom	D	Door Frame	Wood	Intact	0.0	Negative	
922		Interior Unit 19 Bedroom	C	Window Sill	Metal	Intact	0.0	Negative	Vinyl
923		Interior Unit 19 Bedroom	C	Window Frame	Metal	Intact	0.0	Negative	Vinyl
924		Interior Unit 19 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
925		Interior Unit 19 Bedroom	B	Wall	Gypsum	Intact	0.3	Negative	
926		Interior Unit 19 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
927		Interior Unit 19 Bedroom	D	Wall	Plaster	Intact	0.3	Negative	
928		Interior Unit 19 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
929		Interior Unit 19 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
930		Interior Unit 19 Bedroom		Crown Molding	Wood	Intact	0.0	Negative	
931		Interior Unit 19 Hall	A	Wall	Plaster	Intact	0.2	Negative	
932		Interior Unit 19 Hall	B	Wall	Plaster	Intact	0.2	Negative	
933		Interior Unit 19 Hall	C	Wall	Plaster	Intact	0.3	Negative	
934		Interior Unit 19 Hall	D	Wall	Gypsum	Intact	0.2	Negative	
935		Interior Unit 19 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
936		Interior Unit 19 Hall		Baseboard	Wood	Intact	0.0	Negative	
937		Interior Unit 19 Hall		Heater Vent	Metal	Intact	0.0	Negative	
938		Interior Unit 19 Hall		Floor	Tile	Intact	0.2	Negative	
939		Interior Unit 19 Hall	B	Frame	Wood	Intact	0.2	Negative	A/C Unit
940		Interior Unit 19 Bathroom	C	Door	Wood	Intact	0.0	Negative	
941		Interior Unit 19 Bathroom	C	Door Frame	Wood	Intact	0.2	Negative	
942		Interior Unit 19 Bathroom	B	Window Sill	Metal	Intact	0.0	Negative	Vinyl
943		Interior Unit 19 Bathroom	B	Window Frame	Metal	Intact	0.1	Negative	Vinyl
944		Interior Unit 19 Bathroom	A	Wall	Tile	Intact	0.0	Negative	
945		Interior Unit 19 Bathroom	B	Wall	Tile	Intact	0.2	Negative	
946		Interior Unit 19 Bathroom	C	Wall	Tile	Intact	0.3	Negative	
947		Interior Unit 19 Bathroom	D	Wall	Tile	Intact	0.3	Negative	
948		Interior Unit 19 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
949		Interior Unit 19 Bathroom	B	Wall	Plaster	Intact	0.3	Negative	
950		Interior Unit 19 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
951		Interior Unit 19 Bathroom	D	Wall	Plaster	Intact	0.2	Negative	
952		Interior Unit 19 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
953		Interior Unit 19 Bathroom		Floor	Tile	Intact	0.3	Negative	
954		Interior Unit 19 Bathroom		Horizontal Trim	Wood	Intact	0.0	Negative	
955		Interior Unit 19 Bathroom		Shower	Tile	Intact	21.3	POSITIVE	
956		Interior Unit 19 Bathroom		Curb	Tile	Intact	0.2	Negative	
957		Interior Unit 19 Bathroom	D	Floor	Tile	Intact	0.3	Negative	Shower

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
958		Exterior Storage F	A	Door	Wood	Intact	0.1	Negative	
959		Exterior Storage F	A	Door Frame	Wood	Intact	0.2	Negative	
960		Interior Storage F	A	Door	Wood	Intact	0.0	Negative	
961		Interior Storage F	A	Door Frame	Wood	Intact	0.2	Negative	
962		Interior Storage F	A	Wall	Plaster	Intact	0.0	Negative	
963		Interior Storage F	B	Wall	Plaster	Intact	0.2	Negative	
964		Interior Storage F	C	Wall	Plaster	Intact	0.1	Negative	
965		Interior Storage F	D	Wall	Plaster	Intact	0.0	Negative	
966		Interior Storage F		Ceiling	Plaster	Intact	0.2	Negative	
967		Exterior Storage G	B	Door	Wood	Intact	0.0	Negative	
968		Exterior Storage G	B	Door Frame	Wood	Intact	0.2	Negative	
969		Interior Storage G	B	Door	Wood	Intact	0.1	Negative	
970		Interior Storage G	B	Door Frame	Wood	Intact	0.2	Negative	
971		Interior Storage G		Closet Shelf	Wood	Intact	0.2	Negative	
972		Interior Storage G		Closet Shelf Support	Wood	Intact	0.2	Negative	
973		Interior Storage G	A	Wall	Plaster	Intact	0.2	Negative	
974		Interior Storage G	B	Wall	Plaster	Intact	0.2	Negative	
975		Interior Storage G	C	Wall	Plaster	Intact	0.2	Negative	
976		Interior Storage G	D	Wall	Plaster	Intact	0.3	Negative	
977		Interior Storage G		Ceiling	Plaster	Intact	0.2	Negative	
978		Interior Storage G		Floor	Wood	DETERIORATED	0.0	Negative	
979		Interior Storage G		Attic Access/Frame	Wood	Intact	0.2	Negative	
980		Exterior Unit 18 Bedroom	A	Door	Wood	DETERIORATED	0.0	Negative	
981		Exterior Unit 18 Bedroom	A	Door Frame	Wood	DETERIORATED	0.3	Negative	
982		Interior Unit 18 Bedroom	A	Door	Wood	Intact	0.0	Negative	
983		Interior Unit 18 Bedroom	A	Door Frame	Wood	Intact	0.2	Negative	
984		Interior Unit 18 Bedroom	A	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
985		Interior Unit 18 Bedroom	A	Window Frame	Vinyl	Intact	0.2	Negative	Vinyl
986		Interior Unit 18 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
987		Interior Unit 18 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
988		Interior Unit 18 Bedroom	C	Wall	Gypsum	Intact	0.3	Negative	
989		Interior Unit 18 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
990		Interior Unit 18 Bedroom		Ceiling	Acoustic	Intact	0.2	Negative	
991		Interior Unit 18 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
992		Interior Unit 18 Bedroom	B	Door	Wood	Intact	0.0	Negative	
993		Interior Unit 18 Bedroom	B	Door Frame	Wood	Intact	0.2	Negative	
994		Interior Unit 18 Hall	A	Wall	Plaster	Intact	0.2	Negative	
995		Interior Unit 18 Hall	B	Wall	Plaster	Intact	0.3	Negative	
996		Interior Unit 18 Hall	C	Wall	Plaster	Intact	0.3	Negative	
997		Interior Unit 18 Hall	D	Wall	Plaster	Intact	0.2	Negative	
998		Interior Unit 18 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
999		Interior Unit 18 Hall		Baseboard	Wood	Intact	0.0	Negative	
1000		Interior Unit 18 Hall	C	Frame	Wood	Intact	0.2	Negative	A/C Unit
1001		Interior Unit 18 Bathroom	B	Door	Wood	Intact	0.0	Negative	
1002		Interior Unit 18 Bathroom	B	Door Frame	Wood	Intact	0.1	Negative	
1003		Interior Unit 18 Bathroom	C	Window Sill	Metal	Intact	0.1	Negative	Vinyl
1004		Interior Unit 18 Bathroom	C	Window Frame	Metal	Intact	0.1	Negative	Vinyl
1005		Interior Unit 18 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
1006		Interior Unit 18 Bathroom	B	Wall	Plaster	Intact	0.2	Negative	
1007		Interior Unit 18 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
1008		Interior Unit 18 Bathroom	D	Wall	Plaster	Intact	0.3	Negative	
1009		Interior Unit 18 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	
1010		Interior Unit 18 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
1011		Interior Unit 18 Bathroom		Shower	Tile	Intact	20.6	POSITIVE	
1012		Exterior Unit 20 Bedroom	D	Door	Wood	Intact	0.0	Negative	
1013		Exterior Unit 20 Bedroom	D	Door Frame	Wood	DETERIORATED	0.2	Negative	
1014		Interior Unit 20 Bedroom	D	Door	Wood	Intact	0.1	Negative	
1015		Interior Unit 20 Bedroom	D	Door Frame	Wood	DETERIORATED	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1016		Interior Unit 20 Bedroom	D	Window Sill	Vinyl	Intact	0.0	Negative	Vinyl
1017		Interior Unit 20 Bedroom	D	Window Frame	Vinyl	Intact	0.0	Negative	Vinyl
1018		Interior Unit 20 Bedroom	A	Wall	Plaster	Intact	0.2	Negative	
1019		Interior Unit 20 Bedroom	B	Wall	Plaster	Intact	0.3	Negative	
1020		Interior Unit 20 Bedroom	C	Wall	Plaster	Intact	0.3	Negative	
1021		Interior Unit 20 Bedroom	D	Wall	Plaster	Intact	0.2	Negative	
1022		Interior Unit 20 Bedroom		Ceiling	Acoustic	Intact	0.3	Negative	
1023		Interior Unit 20 Bedroom		Baseboard	Wood	Intact	0.2	Negative	
1024		Interior Unit 20 Hall	A	Wall	Plaster	Intact	0.2	Negative	
1025		Interior Unit 20 Hall	B	Wall	Plaster	Intact	0.3	Negative	
1026		Interior Unit 20 Hall	C	Wall	Plaster	Intact	0.3	Negative	
1027		Interior Unit 20 Hall	D	Wall	Plaster	Intact	0.3	Negative	
1028		Interior Unit 20 Hall		Ceiling	Acoustic	Intact	0.2	Negative	
1029		Interior Unit 20 Hall		Baseboard	Wood	Intact	0.2	Negative	
1030		Interior Unit 20 Hall		Heater Vent	Metal	Intact	0.1	Negative	
1031		Interior Unit 20 Hall	D	Frame	Wood	Intact	0.2	Negative	A/C Unit
1032		Interior Unit 20 Bathroom	C	Door	Wood	Intact	0.0	Negative	
1033		Interior Unit 20 Bathroom	C	Door Frame	Wood	Intact	0.1	Negative	
1034		Interior Unit 20 Bathroom	B	Window Sill	Metal	Intact	0.0	Negative	Vinyl
1035		Interior Unit 20 Bathroom	B	Window Frame	Metal	Intact	0.1	Negative	Vinyl
1036		Interior Unit 20 Bathroom	A	Wall	Wood	Intact	0.0	Negative	
1037		Interior Unit 20 Bathroom	B	Wall	Wood	Intact	0.1	Negative	
1038		Interior Unit 20 Bathroom	C	Wall	Wood	Intact	0.1	Negative	
1039		Interior Unit 20 Bathroom	D	Wall	Wood	Intact	0.2	Negative	
1040		Interior Unit 20 Bathroom	A	Wall	Plaster	Intact	0.2	Negative	
1041		Interior Unit 20 Bathroom	B	Wall	Plaster	Intact	0.3	Negative	
1042		Interior Unit 20 Bathroom	C	Wall	Plaster	Intact	0.3	Negative	
1043		Interior Unit 20 Bathroom	D	Wall	Plaster	Intact	0.2	Negative	
1044		Interior Unit 20 Bathroom		Ceiling	Plaster	Intact	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359
Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1045		Interior Unit 20 Bathroom		Baseboard	Wood	Intact	0.2	Negative	
1046		Interior Unit 20 Bathroom		Shower	Tile	Intact	18.6	POSITIVE	
1047	Perimeter	Exterior West Side	A	Window Frame	Metal	Intact	0.0	Negative	Louvered
1048	Perimeter	Exterior West Side	A	Window Frame	Metal	Intact	0.2	Negative	Fixed
1049	Perimeter	Exterior West Side	A	Security Bars	Metal	Intact	0.0	Negative	
1050	Perimeter	Exterior West Side	A	Wall	Stucco	Intact	0.5	Negative	
1051	Perimeter	Exterior West Side	A	Wall	Stucco	Intact	0.1	Negative	
1052	Perimeter	Exterior West Side	A	Wall	Stucco	Intact	0.3	Negative	
1053	Perimeter	Exterior West Side	A	Wall	Stucco	Intact	0.3	Negative	
1054	Perimeter	Exterior West Side	A	Fascia	Wood	DETERIORATED	0.2	Negative	
1055	Perimeter	Exterior West Side	A	Soffit	Stucco	Intact	0.2	Negative	
1056	Perimeter	Exterior West Side	A	Roof Support	Wood	DETERIORATED	0.1	Negative	
1057	Perimeter	Exterior West Side	A	Fascia	Wood	DETERIORATED	0.2	Negative	
1058	Perimeter	Exterior West Side	A	Soffit	Stucco	Intact	0.3	Negative	
1059	Perimeter	Exterior West Side	A	Gutter	Metal	Intact	0.0	Negative	
1060	Perimeter	Exterior West Side	A	Downspout	Metal	Intact	0.1	Negative	
1061	Perimeter	Exterior West Side	A	Roof Support	Wood	DETERIORATED	0.3	Negative	
1062	Perimeter	Exterior West Side	A	Column	Metal	Intact	0.2	Negative	Walkway
1063	Perimeter	Exterior West Side	A	Ceiling	Stucco	Intact	0.5	Negative	Walkway
1064	Perimeter	Exterior West Side	A	Floor	Concrete	DETERIORATED	0.2	Negative	Walkway
1065	Perimeter	Exterior West Side	A	Column	Metal	DETERIORATED	0.1	Negative	Walkway
1066	Perimeter	Exterior West Side	A	Ceiling	Stucco	Intact	0.1	Negative	Walkway
1067	Perimeter	Exterior West Side	A	Floor	Concrete	Intact	0.3	Negative	Walkway
1068	Perimeter	Exterior West Side	A	Tread	Concrete	DETERIORATED	0.2	Negative	
1069	Perimeter	Exterior West Side	A	Riser	Concrete	Intact	0.1	Negative	
1070	Perimeter	Exterior West Side	A	Handrail	Metal	DETERIORATED	0.1	Negative	
1071	Perimeter	Exterior West Side	A	Railing	Metal	DETERIORATED	0.2	Negative	
1072	Perimeter	Exterior West Side	A	Stringer	Concrete	Intact	0.0	Negative	
1073	Perimeter	Exterior West Side	A	Tread	Concrete	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1074	Perimeter	Exterior West Side	A	Riser	Concrete	Intact	0.1	Negative	
1075	Perimeter	Exterior West Side	A	Handrail	Metal	DETERIORATED	0.0	Negative	
1076	Perimeter	Exterior West Side	A	Railing	Metal	DETERIORATED	0.1	Negative	
1077	Perimeter	Exterior West Side	A	Stringer	Concrete	Intact	0.2	Negative	
1078	Perimeter	Exterior West Side	A	Vent	Metal	Intact	0.0	Negative	
1079	Perimeter	Exterior West Side	A	Bollard	Metal	DETERIORATED	0.2	Negative	White
1080	Perimeter	Exterior West Side	A	Parking Stripe	Asphalt	DETERIORATED	0.2	Negative	White
1081	Perimeter	Exterior West Side	A	Parking Stop	Concrete	DETERIORATED	0.2	Negative	White
1082	Perimeter	Exterior West Side	A	Curb	Concrete	DETERIORATED	0.3	Negative	White
1083	Perimeter	Exterior West Side	A	Bollard	Metal	DETERIORATED	0.2	Negative	White
1084	Perimeter	Exterior West Side	A	Parking Stripe	Asphalt	DETERIORATED	0.2	Negative	White
1085	Perimeter	Exterior West Side	A	Parking Stop	Concrete	DETERIORATED	0.0	Negative	White
1086	Perimeter	Exterior West Side	A	Curb	Concrete	DETERIORATED	0.2	Negative	White
1087	Perimeter	Exterior West Side	A	Parking Stripe	Asphalt	DETERIORATED	0.1	Negative	Blue
1088	Perimeter	Exterior West Side	A	Parking Stop	Concrete	DETERIORATED	0.1	Negative	Blue
1089	Perimeter	Exterior West Side	A	Trim	Metal	Intact	0.0	Negative	Sign - White
1090	Perimeter	Exterior West Side	A	Trim	Metal	DETERIORATED	0.3	Negative	Sign - Blue
1091	Perimeter	Exterior West Side	A	Trim	Metal	DETERIORATED	0.2	Negative	Sign - Red
1092	Perimeter	Exterior West Side	A	Fence	Concrete	Intact	0.0	Negative	
1093	Perimeter	Exterior West Side	A	Column	Metal	DETERIORATED	0.1	Negative	Pass Through
1094	Perimeter	Exterior West Side	A	Beam	Wood	DETERIORATED	0.2	Negative	Pass Through
1095	Perimeter	Exterior West Side	A	Ceiling	Stucco	Intact	0.0	Negative	Pass Through
1096	Perimeter	Exterior North Side	B	Security Bars	Metal	Intact	0.0	Negative	
1097	Perimeter	Exterior North Side	B	Security Bars	Metal	Intact	0.0	Negative	
1098	Perimeter	Exterior North Side	B	Wall	Stucco	Intact	0.5	Negative	
1099	Perimeter	Exterior North Side	B	Wall	Stucco	DETERIORATED	0.2	Negative	
1100	Perimeter	Exterior North Side	B	Wall	Stucco	DETERIORATED	0.2	Negative	
1101	Perimeter	Exterior North Side	B	Wall	Stucco	Intact	0.3	Negative	
1102	Perimeter	Exterior North Side	B	Fascia	Wood	DETERIORATED	0.2	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Project Number:3104359

Address:
11892 Beach Boulevard
Stanton, CA 90680

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1103	Perimeter	Exterior North Side	B	Soffit	Stucco	Intact	0.5	Negative	
1104	Perimeter	Exterior North Side	B	Fascia	Wood	DETERIORATED	0.2	Negative	
1105	Perimeter	Exterior North Side	B	Soffit	Stucco	Intact	0.3	Negative	
1106	Perimeter	Exterior North Side	B	Gutter	Metal	Intact	0.0	Negative	
1107	Perimeter	Exterior North Side	B	Downspout	Metal	Intact	0.2	Negative	
1108	Perimeter	Exterior North Side	B	Door	Wood	Intact	0.1	Negative	Shed
1109	Perimeter	Exterior North Side	B	Door Frame	Wood	Intact	0.1	Negative	Shed
1110	Perimeter	Exterior North Side	B	Eaves	Wood	Intact	0.0	Negative	Shed
1111	Perimeter	Exterior North Side	B	Rafters	Wood	Intact	0.2	Negative	Shed
1112	Perimeter	Exterior North Side	B	Fascia	Wood	DETERIORATED	0.1	Negative	Shed
1113	Perimeter	Exterior North Side	B	Wall	Concrete	Intact	0.2	Negative	Shed
1114	Perimeter	Exterior North Side	B	Door	Wood	DETERIORATED	0.1	Negative	Shed
1115	Perimeter	Exterior North Side	B	Door Frame	Wood	Intact	0.0	Negative	Shed
1116	Perimeter	Exterior North Side	B	Vent	Metal	Intact	0.0	Negative	
1117	Perimeter	Exterior North Side	B	Fence	Metal	Intact	0.0	Negative	
1118	Perimeter	Exterior North Side	B	Gate	Metal	Intact	0.0	Negative	
1119	Perimeter	Exterior North Side	B	Fence	Metal	Intact	0.1	Negative	
1120	Perimeter	Exterior North Side	B	Post	Metal	DETERIORATED	0.2	Negative	Post
1121	Perimeter	Exterior East Side	C	Door	Wood	DETERIORATED	0.0	Negative	
1122	Perimeter	Exterior East Side	C	Door Frame	Wood	DETERIORATED	0.2	Negative	
1123	Perimeter	Exterior East Side	C	Security Bars	Metal	Intact	0.0	Negative	
1124	Perimeter	Exterior East Side	C	Security Bars	Metal	Intact	0.1	Negative	
1125	Perimeter	Exterior East Side	C	Security Bars	Metal	Intact	0.0	Negative	
1126	Perimeter	Exterior East Side	C	Wall	Stucco	Intact	0.5	Negative	
1127	Perimeter	Exterior East Side	C	Wall	Stucco	DETERIORATED	0.3	Negative	
1128	Perimeter	Exterior East Side	C	Wall	Stucco	DETERIORATED	0.3	Negative	
1129	Perimeter	Exterior East Side	C	Wall	Stucco	DETERIORATED	0.5	Negative	
1130	Perimeter	Exterior East Side	C	Fascia	Wood	DETERIORATED	0.5	Negative	
1131	Perimeter	Exterior East Side	C	Soffit	Stucco	Intact	0.3	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel

Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number:3104359

Protocol:HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1132	Perimeter	Exterior East Side	C	Roof Support	Wood	DETERIORATED	0.3	Negative	
1133	Perimeter	Exterior East Side	C	Fascia	Wood	DETERIORATED	0.2	Negative	
1134	Perimeter	Exterior East Side	C	Soffit	Stucco	Intact	0.4	Negative	
1135	Perimeter	Exterior East Side	C	Roof Support	Wood	DETERIORATED	0.3	Negative	
1136	Perimeter	Exterior East Side	C	Door	Wood	DETERIORATED	0.2	Negative	To Electrical Room
1137	Perimeter	Exterior East Side	C	Door Frame	Wood	DETERIORATED	0.2	Negative	To Electrical Room
1138	Perimeter	Exterior East Side	C	Trim	Wood	Intact	0.2	Negative	Supports
1139	Perimeter	Exterior East Side	C	Vent	Metal	DETERIORATED	0.2	Negative	
1140	Perimeter	Exterior East Side	C	Vent	Metal	DETERIORATED	0.3	Negative	
1141	Perimeter	Exterior South Side	D	Door	Wood	Intact	0.0	Negative	Sealed Up at Lobby
1142	Perimeter	Exterior South Side	D	Door Frame	Wood	Intact	0.1	Negative	Sealed Up at Lobby
1143	Perimeter	Exterior South Side	D	Security Bars	Metal	Intact	0.0	Negative	
1144	Perimeter	Exterior South Side	D	Security Bars	Metal	Intact	0.0	Negative	
1145	Perimeter	Exterior South Side	D	Wall	Stucco	DETERIORATED	0.1	Negative	
1146	Perimeter	Exterior South Side	D	Wall	Stucco	DETERIORATED	0.2	Negative	
1147	Perimeter	Exterior South Side	D	Wall	Stucco	Intact	0.3	Negative	
1148	Perimeter	Exterior South Side	D	Wall	Stucco	Intact	0.3	Negative	
1149	Perimeter	Exterior South Side	D	Fascia	Wood	DETERIORATED	0.0	Negative	
1150	Perimeter	Exterior South Side	D	Soffit	Stucco	Intact	0.2	Negative	
1151	Perimeter	Exterior South Side	D	Fascia	Wood	DETERIORATED	0.0	Negative	
1152	Perimeter	Exterior South Side	D	Soffit	Stucco	Intact	0.3	Negative	
1153	Perimeter	Exterior South Side	D	Gutter	Metal	Intact	0.0	Negative	
1154	Perimeter	Exterior South Side	D	Downspout	Metal	Intact	0.1	Negative	
1155	Perimeter	Exterior South Side	D	Parking Stripe	Asphalt	Intact	0.2	Negative	White
1156	Perimeter	Exterior South Side	D	Parking Stop	Concrete	Intact	0.3	Negative	White
1157	Perimeter	Exterior South Side	D	Parking Stripe	Asphalt	DETERIORATED	0.0	Negative	White
1158	Perimeter	Exterior South Side	D	Parking Stop	Concrete	Intact	0.1	Negative	White
1159	Perimeter	Exterior South Side	D	Floor	Concrete	DETERIORATED	0.0	Negative	
1160	Perimeter	Exterior South Side	D	Floor	Concrete	Intact	0.0	Negative	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

FIELD DATA REPORT

Project Name: Riviera Motel
Address:
11892 Beach Boulevard
Stanton, CA 90680

Project Number: 3104359
Protocol: HUD

Sample	Unit ID/Location	Room Equivalent	Side	Component	Substrate	Condition	Lead	Results	Comments
1161	Calibration	Calibration End of Job		1.0 mg/cm2 Standard	Wood	Intact	1.0	POSITIVE	
1162	Calibration	Calibration End of Job		1.0 mg/cm2 Standard	Wood	Intact	1.0	POSITIVE	
1163	Calibration	Calibration End of Job		1.0 mg/cm2 Standard	Wood	Intact	1.1	POSITIVE	

The HUD action level for lead-based paint is 1.0 mg/cm2.
Positive is defined as XRF sampling with levels at or above of 1.0 mg/cm2.

APPENDIX B

CDPH 8552
INSPECTOR'S CERTIFICATES
INSURANCE CERTIFICATE

State of California-Health and Human Services Agency
California Department of Public Health

LEAD HAZARD EVALUATION REPORT

Section 1-Date of Lead Hazard Evaluation 11/23/2021

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

☒ Lead inspection ❒ Risk assessment ❒ Clearance inspection ❒ Other (specify)

Section 3-Structure Where Lead Hazard Evaluation Was Conducted

Address (number, street, apartment (if applicable)	City	County	ZIP code
11892 Beach Boulevard	Stanton	Orange	90680

Construction date (year) of structure	Type of structure (check one box only)	Children Living in Structure?
1959	❒ Multi-unit building ❒ School or Daycare ❒ Single Family Dwelling ☒ Other (Motel)	❒ Yes ☒ No ❒ Don't Know

Section 4-Owner of Structure (If business/agency, list contact person)

Name	Telephone number
Eric Cushman	(949) 214-2331

Address [number, street, apartment (if applicable)]	City	State	ZIP code
11892 Beach Boulevard	Stanton	CA	90680

Section 5-Results of Lead Hazard Evaluation (Check all that apply)

☒ No lead-based paint detected ❒ Intact Lead-based paint detected ❒ Deteriorated Lead-based paint detected

❒ No lead hazards detected ❒ Lead Contaminated Dust Found ❒ Lead Contaminated Soil Found ❒ Other (specify)

Section 6-Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Jeremy Nguyen	714-894-5700

Address (number, street, apartment (if applicable)	City	State	ZIP code
16531 Bolsa Chica, Suite 205	Huntington Beach	CA	92649

CDPH certification number	Signature	Date
LRC-00000593		11/23/21

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

Section 7-Attachments

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

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed to:

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

CDPH 8552 (6/07)

Lead Inspector/Risk Assessor/Project Designer Certifications

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Matthew Crochet	Lead Inspector/Assessor	LRC-00005312	6/13/2022
	Lead Project Monitor	LRC-00005311	6/13/2022

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

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Keith Piner	Lead Inspector/Assessor	LRC-00005331	5/6/2022

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

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Jeremy Nguyen	Lead Inspector/Assessor	LRC-00000593	7/3/2022

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

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Dana Williams	Lead Inspector/Assessor	LRC-00005620	3/11/2022

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

Certificate of Training

Dana Williams

Has completed the Heuresis Corp. training materials presented on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

HEURESIS

Instrument Operator Training
Heuresis Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.

Dillon Petelle — May 27th, 2019
Name — Date
XRF Sales, Rentals, Training and Consulting
Title

I certify that I have received the stated training and am aware of the concepts presented. I understand that I can follow up this training with questions from Heuresis.

5-17-19
Name — Date

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Troy Whitmark	Lead Sampling Technician	LRC-00005082	1/17/2022

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

Certificate of Training

Troy Whitmark

Has completed the Viken Detection Corporation training materials presented on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

Instrument Operator Training
Viken Detection Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.

Dillon Petelle — January 22th 2020
Name — Date
XRF Sales, Rentals, Training and Consulting
Title

I certify that I have received the stated training and understand the concepts presented. I understand that I can follow up this training with questions from Viken Detection Corporation.

1-20-20
Name — Date

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Alexander Lefebvre	Lead Sampling Technician	LRC-00005115	1/17/2022

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

Certificate of Training

Alexander Lefebvre

Has completed the Viken Detection Corporation training materials presented on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

Instrument Operator Training
Viken Detection Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.

Dillon Petelle — January 20th 2020
Name — Date
XRF Sales, Rentals, Training and Consulting
Title

I certify that I have received the stated training and understand the concepts presented. I understand that I can follow up this training with questions from Viken Detection Corporation.

1-20-20
Name — Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/12/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners of WA LLC
19660 10th Ave NE
Poulsbo WA 98370

CONTACT NAME: Theresa Olanie #0N1416
PHONE (A/C, No, Ext): 360-626-2957 FAX (A/C, No): 360-626-2957
E-MAIL ADDRESS: Theresa.Olanie@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Westchester Surplus Lines Insurance Company	
INSURER B: Nationwide Mutual Insurance Company	23787
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED BARR&CL-02
Barr & Clark Inc
16531 Bolsa Chica Street, Suite 205
Huntington Beach CA 92649

COVERAGES **CERTIFICATE NUMBER:** 410102091 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	G46606954 003	3/9/2021	3/9/202X	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY	Y	Y	ACP3009382782	6/22/2020	6/22/202X	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Prof Liab, Claims Made Contractors Pollution Liab			G46606954 003	3/9/2021	3/9/202X	Per Claim Per Claim	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

NOTE: This is a copy of our general, professional and automobile liability insurance. Your city or company's specific insurance and endorsement is on file.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Bonnie Northe

POLICYHOLDER COPY

SP

STATE COMPENSATION INSURANCE FUND

P.O. BOX 8192, PLEASANTON, CA 94588

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

GROUP:
POLICY NUMBER: 1917813
CERTIFICATE ID: 243

This is a copy of our general worker's compensation insurance. Your company or city's specific insurance is on file.

This is to certify that we have issued a valid Workers' Compensation Insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 30 days advance written notice to the employer.

We will also give you 30 days advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policy listed herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate of insurance may be issued or to which it may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions, of such policy.

Authorized Representative

President and CEO

EMPLOYER'S LIABILITY LIMIT INCLUDING DEFENSE COSTS: $1,000,000 PER OCCURRENCE.

ENDORSEMENT #0015 ENTITLED ADDITIONAL INSURED EMPLOYER EFFECTIVE IS ATTACHED TO AND FORMS A PART OF THIS POLICY. NAME OF ADDITIONAL INSURED:

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

BARR & CLARK, INC
16531 BOLSA CHICA ST STE 205
HUNTINGTON BEACH CA 92649

SP

[P14,SP]

(REV.7-2014)

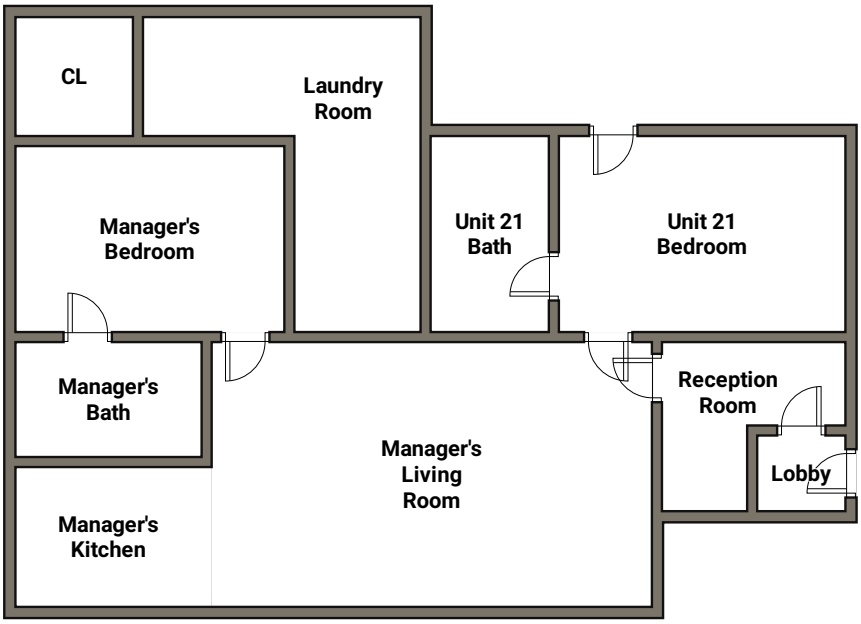
APPENDIX C

MAP(S)

C

B

D



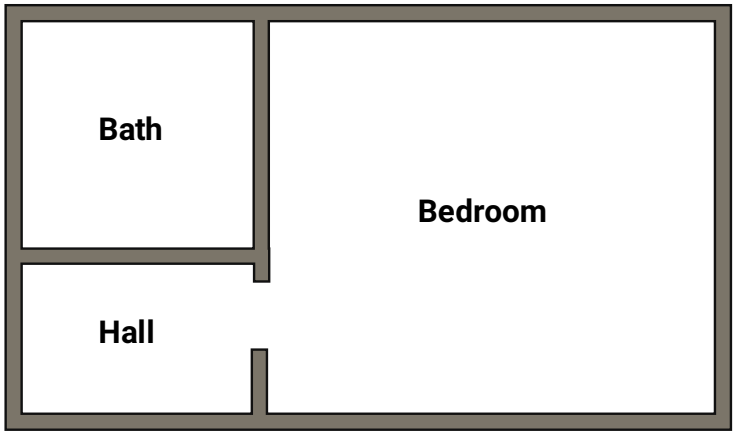
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 1
Unit 3



B

D

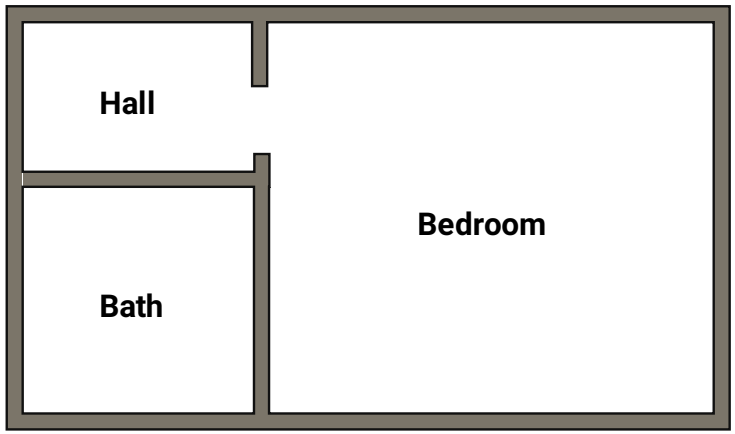
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 2
Unit 4
Unit 5
Unit 19
Unit 20



B

D

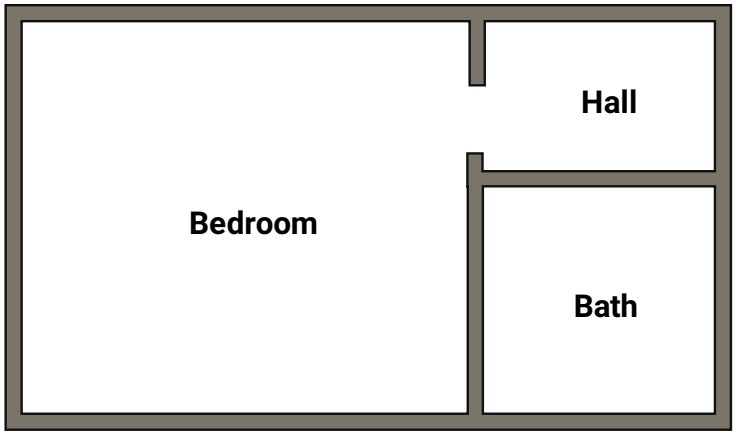
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 9
Unit 11
Unit 15



B

D

A

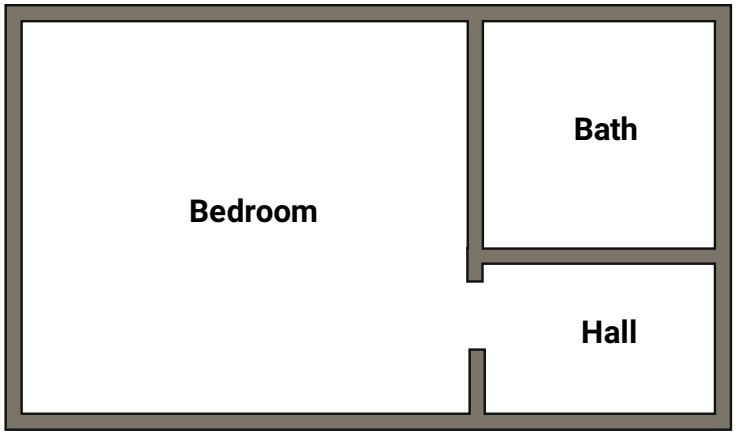
Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 10
Unit 12
Unit 14

B



D

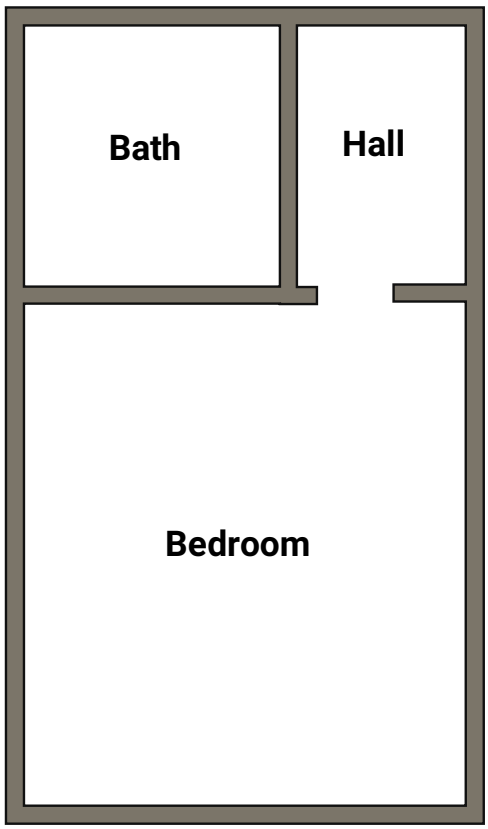
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 7
Unit 17



B

D

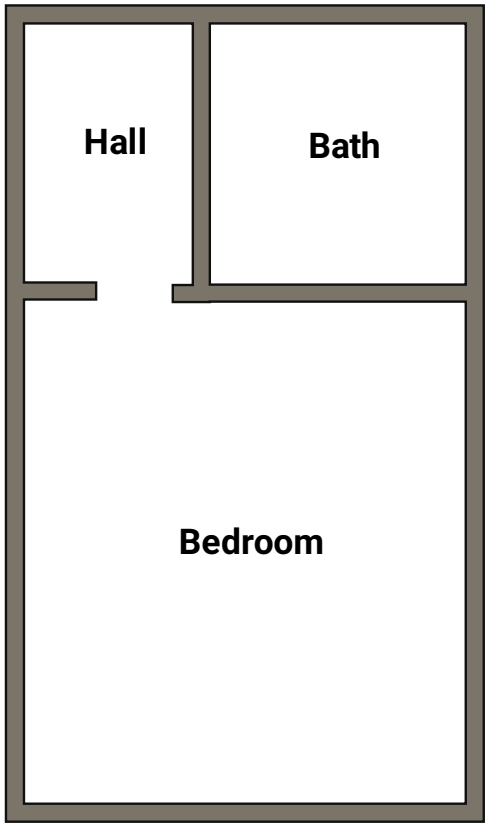
A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

C

Unit 6
Unit 8
Unit 16
Unit 18



B

D

A

Riviera Motel
11892 Beach Boulevard
Stanton, CA
Project #3104359

N

Attachment 10. USFWS IPaC Database Search

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

IPaC resource list

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

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

Location

Orange County, California

Local office

Carlsbad Fish And Wildlife Office

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

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

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

Endangered species

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

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

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

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

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

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

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

---

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

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

Birds

NAME	STATUS
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8178	Threatened

Insects

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

Flowering Plants

NAME	STATUS
Ventura Marsh Milk-vetch Astragalus pycnostachyus var. lanosissimus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1160	Endangered

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

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

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

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

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

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

Black Swift Cypseloides niger — Breeds Jun 15 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8878

Black Tern Chlidonias niger — Breeds May 15 to Aug 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3093

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

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

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

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

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

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

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

Mountain Plover Charadrius montanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3638

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

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

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

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

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

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

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

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

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

■ probability of presence ■ breeding season | survey effort – no data

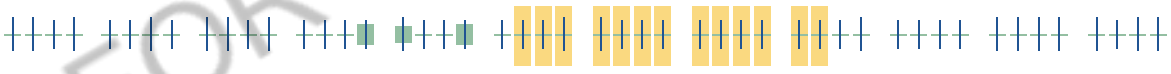
SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

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

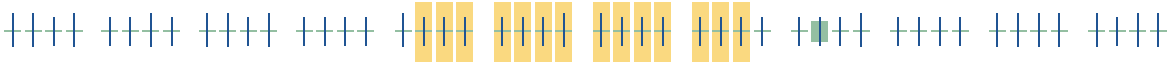
Black Oystercatcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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

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

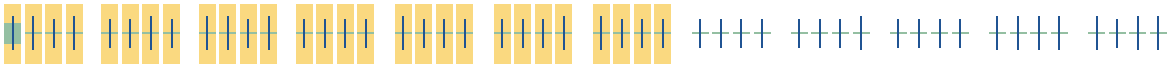


Black Tern BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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

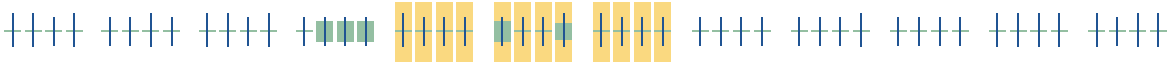
California Thrasher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

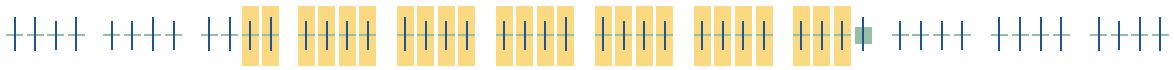


Clark's Grebe BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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

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





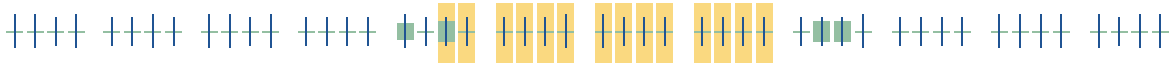
Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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

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

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

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

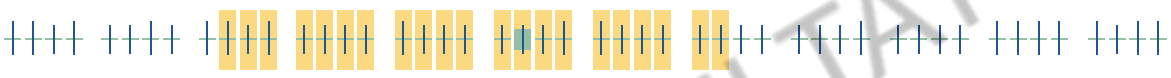


Olive-sided Flycatcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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

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

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



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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

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

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

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

Data exclusions

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

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment 11. California Important Farmland Finder

California Important Farmland Finder

Ca. Dept of Conservation

11892 Beach Blvd, Stanton

Esri World Geocoder

11892 Beach Blvd, Stanton, California, 90680

Search result

11892 Beach Blvd, Stanton, California, 90680

Zoom to

Orange

3km

-141,880.576 149,963.352 Meters

of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, ...

POWERED BY esri

Attachment 12. State Historic Preservation Office Letter

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Armando Quintero, *Director*
Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

March 10, 2022
[VIA EMAIL]

Refer to HUD_2022_0208_006

Ms. Liza Santos
Housing Development Compliance Administrator
Housing and Community Development
1501 East St. Andrews Place, 1st Floor
Santa Ana, CA 92705

Re: Riviera Motel to Supportive Hosing Conversion Rehabilitation Project at 11892 Beach Boulevard, Stanton, CA

Dear Ms. Santos:

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

Pursuant to 36 CFR §800.4(d) we do not object to the County of Orange's finding that no historic properties will be affected by the Riviera Motel conversion to supportive housing rehabilitation project located at 11892 Beach Boulevard in Stanton, CA. The County may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

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

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

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Attachment 13. Tribal Consultation

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

November 29, 2021

Liza Santos
County of Orange

Via Email to: liza.santos@occr.ocgov.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Riviera Motel Project, Orange County

Dear Ms. Santos:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Attachment 14. Noise Calculations – Office and Residences

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Riviera Motel Conversion_11892 Beach Blvd, Stanton,CA - Office Resi at 105'
Record Date	03/15/2022
User's Name	Mike Greene

Road # 1 Name:	**Beach Blvd.**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	105	105	105
Distance to Stop Sign	0	0	0
Average Speed	45	40	35
Average Daily Trips (ADT)	72861	1502	751
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	60	52	67
Calculate Road #1 DNL	68	Reset	

Road # 2 Name:	**Chapman Avenue at Beach Blvd.**

Road #2

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑

Effective Distance	425	425	425
Distance to Stop Sign	0	0	0
Average Speed	45	40	35
Average Daily Trips (ADT)	23183	478	239
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	46	38	53

Calculate Road #2 DNL | 54 | Reset

Add Road Source | Add Rail Source

Airport Noise Level	
Loud Impulse Sounds?	○Yes ○No
Combined DNL for all Road and Rail sources	**68**
Combined DNL including Airport	

Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

Attachment 15. Noise Calculations – Outdoor Amenities

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Riviera Motel Conversion_11892 Beach Blvd, Stanton,CA - Outdoor Amenities Area
Record Date	03/15/2022
User's Name	Mike Greene

Road # 1 Name:	**Beach Blvd.**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	105	105	105
Distance to Stop Sign	0	0	0
Average Speed	45	40	35
Average Daily Trips (ADT)	72861	1502	751
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	60	52	67
Calculate Road #1 DNL	68	Reset	

Road # 2 Name:	**Chapman Avenue at Beach Blvd.**

Road #2

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑

Effective Distance	425	425	425
Distance to Stop Sign	0	0	0
Average Speed	45	40	35
Average Daily Trips (ADT)	23183	478	239
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	46	38	53

Calculate Road #2 DNL | 54 | Reset

Add Road Source | Add Rail Source

Airport Noise Level	
Loud Impulse Sounds?	○Yes ○No
Combined DNL for all Road and Rail sources	**68**
Combined DNL including Airport	

Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

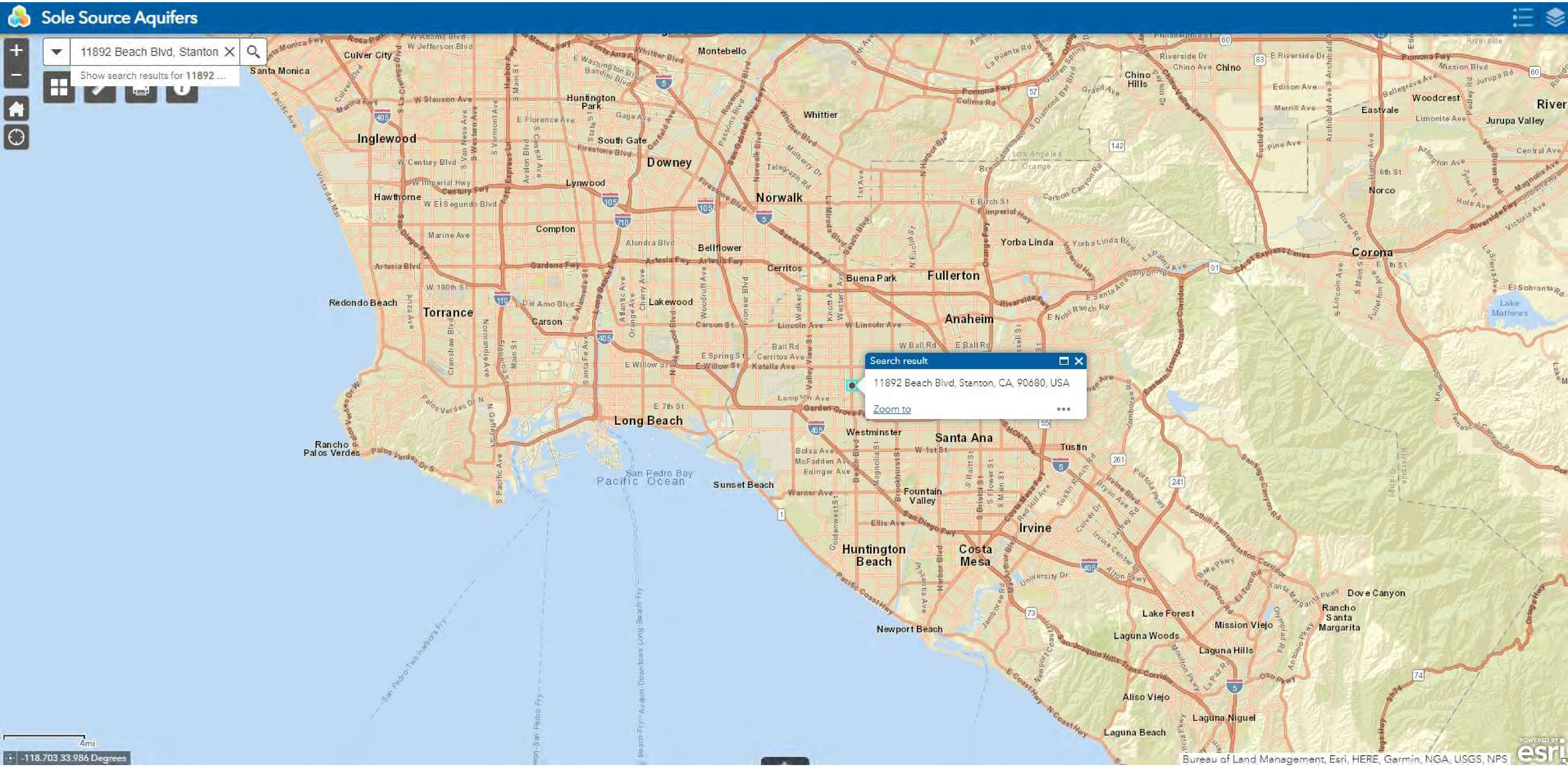
- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

Attachment 16. Sole Source Aquifers Map


Sole Source Aquifers
11892 Beach Blvd, Stanton
Show search results for 11892 ...
Search result
11892 Beach Blvd, Stanton, CA, 90680, USA
Zoom to
Santa Monica
Culver City
Inglewood
Hawthorne
Redondo Beach
Torrance
Rancho Palos Verdes
Montebello
Huntington Park
South Gate
Downey
Lynwood
Compton
Carson
Bellflower
Lakewood
Long Beach
Whittier
Norwalk
Cerritos
Buena Park
Fullerton
Anaheim
Yorba Linda
Westminster
Santa Ana
Tustin
Sunset Beach
Fountain Valley
Huntington Beach
Costa Mesa
Irvine
Newport Beach
San Pedro Bay
Pacific Ocean
Chino Hills
Chino
Eastvale
Woodcrest
Jurupa Valley
Norco
Corona
Lake Mathews
Lake Forest
Mission Viejo
Laguna Woods
Laguna Hills
Aliso Viejo
Laguna Niguel
Laguna Beach
Dove Canyon
Rancho Santa Margarita
4mi
-118.703 33.986 Degrees
Bureau of Land Management, Esri, HERE, Garmin, NGA, USGS, NPS
POWERED BY esri

Attachment 17. National Wetlands Inventory Map

National Wetlands Inventory
surface waters and wetlands

ABOUT | GET DATA | PRINT | FIND LOCATION

BASEMAPS >

MAP LAYERS >

- [x] Wetlands
- [x] Riparian
- [ ] Riparian Mapping Areas
- [x] Data Source
  - Source Type
  - Image Scale
  - Image Year
- [ ] Areas of Interest
- [ ] PWS Managed Lands
- [ ] Historic Wetland Data

Measure

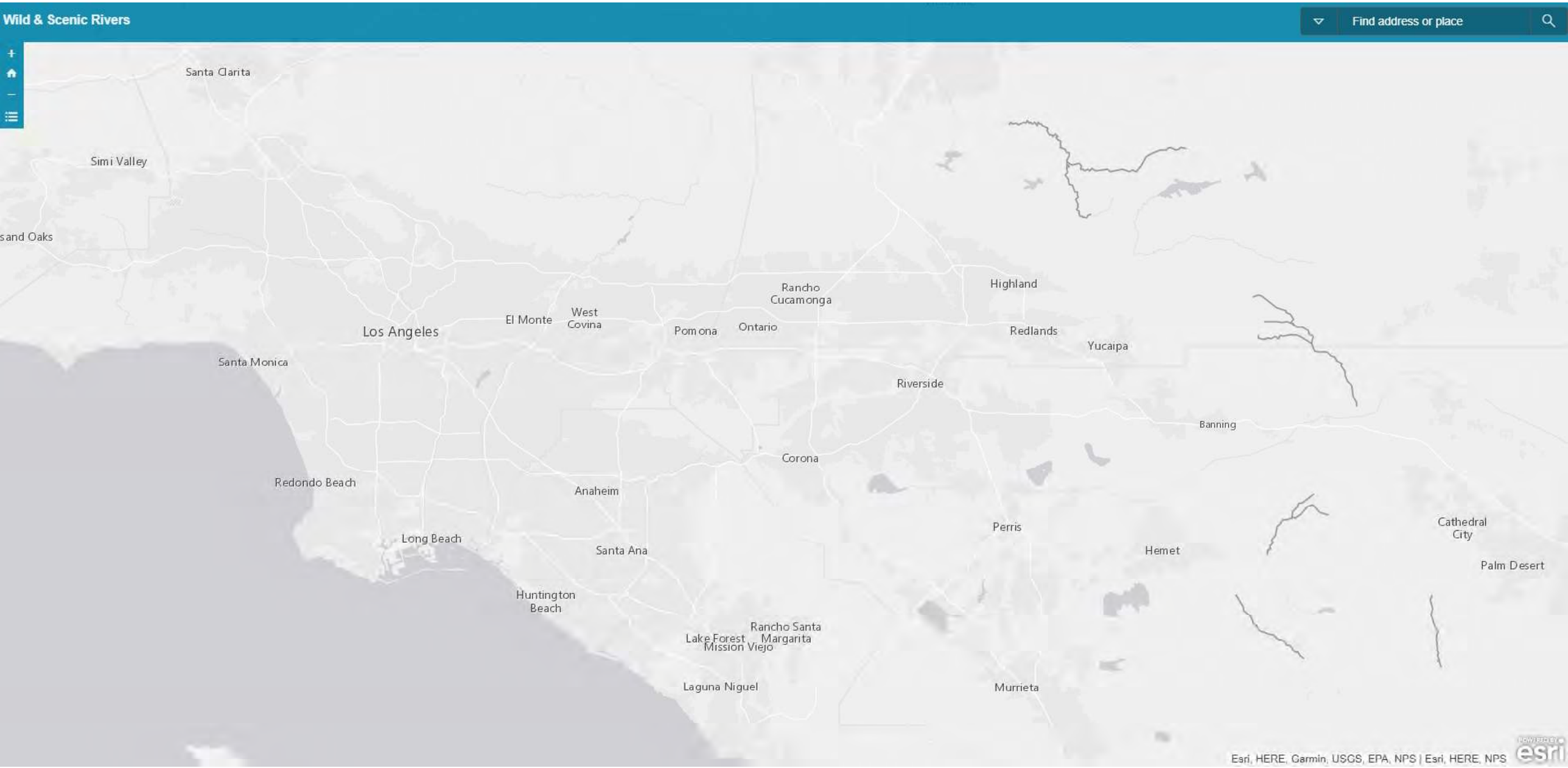
LEGEND

1:9,028
33.785 | -118.003

Esri, HERE, Garmin, GeoTechnologies, Inc. | Maxar | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_tea...

POWERED BY esri

Attachment 18: Wild and Scenic Rivers Map


Wild & Scenic Rivers
Find address or place
Santa Clarita
Simi Valley
sand Oaks
Los Angeles
El Monte
West Covina
Pomona
Ontario
Rancho Cucamonga
Highland
Redlands
Yucaipa
Santa Monica
Riverside
Banning
Corona
Redondo Beach
Anaheim
Long Beach
Santa Ana
Perris
Hemet
Cathedral City
Palm Desert
Huntington Beach
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Niguel
Murrieta
Esri, HERE, Garmin, USGS, EPA, NPS | Esri, HERE, NPS

Attachment 19: City of Stanton Conformity Determination

7800 Katella Avenue
Stanton, CA 90680

P | (714) 890-4237
F | (714) 890-1443

www.stantonca.gov

Date:
December 2, 2012

2021 Supportive Housing NOFA

OC Housing and Community Development

Exhibit 4-26

Subject: Evidence of Compliance with Zoning for 11892 Beach Boulevard (Riviera Motel) located in the City of Stanton.

11892 Beach Boulevard – Riviera Motel: This property is in the General Commercial Zone and General Mixed-Use Overlay Zone. The property has a land use designation of General Mixed Use. The General Mixed Use (GLMX) zone allows transitional and supportive housing as permitted by right uses. This use is also contemplated and identified in the General Plan and no further action is necessary as this use is compatible and complies with both the zoning ordinance and the General Plan as currently designated.

Should you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or at pmontojo@stantonca.gov

Sincerely,

Paige Montojo
Associate Planner