



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

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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: HB Oasis Project

Responsible Entity: OC Housing & Community Development
1501 E. Saint Andrew Place, First Floor
Santa Ana, California 92705

Grant Recipient
(if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Suzanne Harder, OC Housing and
Community Development

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

Grant Recipient
(if different than Responsible Entity):

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Project Location:

The proposed HB Oasis Project (Project) is located at 17251 Beach Boulevard, in the City of Huntington Beach, California, midblock along Beach Boulevard between Warner Avenue and Slater Avenue (refer to Figure 1, Project Location). The project site consists of 0.91 acres and is currently occupied by the former Quality Inn and Suites Motel, which is a single 3-story U-shaped building, and the affiliated surface parking lot, totaling approximately 40,000 square feet. The site is located on Assessor's Parcel Number 165-225-10 and is currently zoned as SP14 for Specific Plan Design by the City of Huntington Beach. The proposed project site is bordered by commercial properties to the north and south, and residential properties to the west. Beach Boulevard borders the eastern boundary of the project site. A vacant lot occupies the area immediately east of the project site, on the other side of Beach Boulevard.

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

The proposed affordable housing project is a partnership between American Family Housing (AFH) and National Community Renaissance of California (National CORE), collectively referred to as Developers, the City of Huntington Beach (City) and the County of Orange (County). The County acquired the project site consisting of 64-room motel with Homekey funds and ground leased it to the Developers and has been operating as interim housing since 2022. The Project is an adaptive reuse development that involves the conversion of current motel (former Quality Inn and Suites Motel), operating as interim housing, into approximately 62 permanent supportive housing (PSH) studio units and one manager's unit. All units, apart from the manager's unit, would be available for individuals earning 30% or less of the area mean income (AMI) for Orange County. Two separate rooms currently being used as manager rooms are undergoing evaluation to potentially be combined into a single one-bedroom manager's unit for the permanent housing proposal. Development of the proposed project would also include the new construction of an approximately 2,400 square foot standalone, single story community building. The new community building would be located at the entrance of the motel structure, in an area currently occupied by parking spaces. The former motel building's Beach Boulevard façade would also undergo improvements to update, rehab, and modernize the main façade and its view from the street with contemporary architectural elements. Other components of this adaptive reuse project include updating mechanical, electrical and plumbing systems to support the addition of kitchenettes in the converted studio units.

Residents of the new affordable housing development would have access to on-site amenities, such as a new community building, an interior courtyard and other landscape improvements, as well as outdoor communal spaces, including a community garden, communal patio, dog run area, BBQ area, fitness room, and outdoor seating area. The community building would provide additional common amenity space and programming space for case management offices and multi-purpose activities and supportive services/classes for residents, including counseling, financial literacy, healthy living education, and general health and wellness classes. Additional upgrades to the property include sustainability improvements, such as complete fuel switch from the existing natural gas central boiler system to heat pump boilers, supplemented by rooftop solar, as well as energy efficiency upgrades, including low flow fixtures and LED lighting among other improvements. The project site is near numerous community amenities, such as the La Bodega Ranch Market, Beach Family Medical Clinic, Oakview Branch Library, and a CVS Pharmacy. The

project site is also located on OCTA Bus lines 29, 72, and 76. This project is being developed by-right in accordance with AB 140 and requires no discretionary approvals.

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

As demand increases for Orange County services and as Orange 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 low-income individuals experiencing homelessness.
- Create a housing community that fits into and improves the existing neighborhood in style, texture, scale, and relation to the street.

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

According to the Phase I Environmental Site Assessment (ESA) completed by Partner Engineering and Science Inc. in May 2023, the project site is currently occupied by the existing Quality Inn and Suites Motel and associated parking lot. Review of topographical maps from 1896 to 1901 show the project area was unimproved land, while review of historical photos for the project site from 1927 to 1938 show the site was used as agricultural and orchard land. Historical photos show that the project site was occupied by a modular home from 1984 until 1990, when the project site started being used for hospitality purposes. The project site has been used as interim housing since 2022, when the Quality Inn and Suites Motel was converted into the current Homekey HB Oasis transitional housing facility. Areas adjacent to the project site are developed with commercial and residential uses, as follows:

- East: Beach Boulevard, beyond which is vacant land (17222-17234 Beach Boulevard)
- West: Residential (17242- 17252 Keelson Lane; 17222- 17230 Elm Lane)
- North: Commercial- Habachihana Japanese Grill (17221 Beach Boulevard)
- South: Commercial- Carster Auto Sales (17281 Beach Boulevard)

Funding Information

Grant Number	HUD Program	Funding Amount
	62 Mainstream and/or Housing Choice Project-Based Vouchers	\$22,751,520 (20-year estimated value)

Estimated Total HUD Funded Amount:
\$22,715,520

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
\$43,545,523

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the U.S. Environmental Protection Agency's (EPA) NEPAassist tool (https://nepassisttool.epa.gov/nepamap.aspx), there are no military airports within 15,000 feet of the subject property, or civilian airports within 2,500 feet of the subject property. The proposed undertaking is in compliance with the U.S. Department of Housing and Urban Development's (HUD) airport hazards regulations, and no mitigation is warranted. The nearest airport is John Wayne Airport (approximately 9 miles southeast of the site). The project is in compliance with airport hazards requirements (see Attachment 1; ERR 1).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to Coastal Barrier Resources System (CBRS) information (https://fwsprimary.wim.usgs.gov/v2/), there are no units of the CBRS in California, and the project site is not within a CBRS unit (USFWS 2019). Therefore, the project is in compliance with HUD's CBRS regulations, and no mitigation is warranted. The project is in compliance with the Coastal Barrier Resources Act (see Attachment 2; ERR 2).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 06059C0109J, effective December 3, 2009 (https://msc.fema.gov/portal/home), the project site is within shaded Zone X, in an area with a 0.2% Annual Chance Flood Hazard (FEMA 2012). The project site is designated as an area in

		<p>the 500-year floodplain. However, since the project is not designated as a critical action by HUD, the project does not need to comply with 24 CFR Part 55. Thus, the flood potential for the project site is moderate. According to the National Flood Insurance Program's (NFIP) Community Status Book (https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book), the project site is in Community ID 065034C, which is a participating community in the NFIP. However, because no structures or insurable properties are within a Special Flood Hazard Area, flood insurance is not required under the NFIP. Although flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The project is in compliance with flood insurance requirements (see Attachment 3; ERR 3).</p>
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>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 (EPA), is currently in a nonattainment zone for federal ozone (8-hour ozone), ozone (1-hour ozone), and particulate matter from greenhouse gases (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 2022a). According to NEPAassist, which uses the EPA's Office of Air and Radiation data, the SCAQMD is in a maintenance zone for coarse particulate matter (PM₁₀), carbon monoxide (CO), and nitrogen dioxide (NO₂). The SCAQMD is in attainment for all other criteria pollutants. To meet 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).</p>
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The project site's location close to public transportation is consistent with regional efforts to improve transit availability and would reduce the level 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.

Air quality at the project site could be negatively impacted by fugitive dust (PM₁₀) and other particulate air pollutants (PM_{2.5}) released during construction-related activities, such as land clearing and grading. Exhaust emissions (oxides of nitrogen [NO_x] and 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 SCQAMD 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 **[MM]-AIR-1**; see section below for all mitigation measures).

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}, PM₁₀, NO_x, volatile organic compounds, and CO, found that all would be below de minimis thresholds during the construction and operational phases. Estimated annual construction emissions for the proposed project, assuming construction would occur in 2024–2025, is approximately 109.96 metric tons (30-year amortized emissions would reduce this to 3.67 metric tons). Estimated annual emissions during the operational phase is approximately 440.88 metric tons. In total, the proposed project is expected to produce 444.55 metric tons of emissions per year. Daily emissions from the proposed project would not exceed the

		SCAQMD's regional construction or operation emissions thresholds (see Attachment 4; ERR 4).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the California Coastal Commission's Coastal Zone boundary maps (https://www.coastal.ca.gov/czb/), the project site is not within the Coastal Zone (CCC 2019). Therefore, the proposed undertaking is in compliance with HUD's Coastal Zone Management Act regulations, and no mitigation is warranted. The project is in compliance with the Coastal Zone Management Act (see Attachment 5; ERR 5).</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment (ESA) conducted by Partner in May 2023 found no recognized environmental conditions (RECs), historical RECs, or controlled RECs on the project site. No evidence of aboveground storage tanks or underground storage tanks were observed onsite. Small quantities of general maintenance supplies were observed onsite during the site visit. Maintenance supplies appeared to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies would not pose a significant threat to the environmental condition of the proposed project site. Additionally, no spills, stains, or other indications of a leakage were observed onsite. Based on the findings of the limited non-intrusive vapor screening conducted as part of the Phase I ESA, vapor intrusion should not be an issue of concern at the proposed project site.</p> <p>Review of the EPA's Radon Map for Orange County, California, indicated that the project site is in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L. Therefore, no further action is recommended with regard to radon levels on site.</p> <p>Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at levels that subject them to regulation by the U.S. EPA. One pad-mounted transformer was observed at the proposed project site. Since the transformer did not have a label</p>

indicating PCB content, the transformer appeared to be in good condition, and no staining or leakage was observed in the vicinity of the transformer, the transformer is not expected to represent an environmental concern. In addition, the existing building at the proposed project site is equipped with a hydraulic elevator. The hydraulic fluid contained within elevator systems could potentially contain PCBs. However, based on the building's construction date it is unlikely that the hydraulic fluid within the elevator contains PCBs. Furthermore, the equipment appeared to be in good condition during the Phase I ESA site visit. Based on the good condition of the equipment and the building's construction date, the elevator is not expected to represent an environmental concern.

Assessment of asbestos-containing materials (ACMs) and lead-based paint (LBP) at the proposed project site was assessed by Dynamic Environmental Services, Inc. (DES). DES conducted a limited lead survey report for the proposed project site in January 2023, while evaluation of potential ACMs onsite was completed in June 2022.

The limited asbestos survey was restricted to the materials that would be potentially disturbed during development; other areas or materials at the proposed project site were not surveyed. Materials tested included the following materials found on the interior of the building: carpet mastic, glue, grout, thin set, mortar, and vinyl flooring/mastic. Materials to be disturbed by possible repairs and suspected of containing asbestos were sampled in accordance with the federal EPA AHERA protocols. Samples were collected in a way that would minimize the release of material into the surroundings. Once labeled, samples were submitted to a NVLAP-accredited laboratory for analysis. Results of the limited asbestos survey did not identify asbestos in any of the materials and units/areas sampled. Since the appropriate sampling and analytical protocols were utilized, and asbestos was not detected in the materials sampled at the proposed project site, the tested materials/areas are not subject to the regulatory controls that would

		<p>apply to ACMs. Therefore, asbestos is not expected to represent an environmental concern (see Attachments 6 & 7).</p> <p>The limited LBP survey was restricted to the materials that would be potentially disturbed during development; other areas or materials at the proposed project site were not surveyed. Materials tested included ceramic tile (building interior), stucco (building exterior), and wood and metal components (building exterior). The LBP survey was performed in general conformance with the 1995 HUD Guidelines for the evaluation and control of lead-based paint hazards in housing (1997 revised chapter 7 of the HUD guidelines) and the Department of Health Services (DHS) Title 17 Regulations using a Niton XLP 703A X-Ray Fluorescence (XRF) spectrum analyzer. A total of 228 XRF readings were collected throughout the proposed project site. Of the readings collected, only two contained lead content greater than 1.0 milligrams per square centimeter, (mg/cm²), which is the current regulatory threshold for the identification of LBP as assessed using an XRF instrument. Both samples containing lead content above regulatory thresholds were found in pink ceramic tile located on the exterior of the existing building. The limited LBP survey report recommends that all LBP in poor condition must be stabilized by removal of all loose and flaking chips under controlled conditions, as well as application of a primer/encapsulate (seal-coat) over the remaining intact paint (MM-TOX-1). Additionally, professionals who have experience working with LBPs should perform maintenance and removal work. The professional should follow the OSHA lead standard for the construction industry, as well as all applicable local, state, and federal regulations. (see Attachment 6 & 7, see ERR 6).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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. A search of the U.S. Fish and Wildlife Service’s Information for Planning and Consultation (IpaC) service (https://ipac.ecosphere.fws.gov/) identified twelve threatened or endangered species</p>

		<p>potentially occurring on the project site, as follows (USFWS 2020a):</p> <p>Mammals: Pacific pocket mouse (<i>Perognathus longimembris pacificus</i>)</p> <p>Birds: California least tern (<i>Sterna antillarum browni</i>), Coastal California Gnatcatcher (<i>Polioptila californica californica</i>), Least bell’s Vireo (<i>Vireo bellii pusillus</i>), Light-footed Clapper Rail (<i>Rallus longirostris levipes</i>), Southern Willow Flycatcher (<i>Empidonax traillii extimus</i>), Western Snowy Plover (<i>Charadrius nivosus nivosus</i>)</p> <p>Flowering Plants: Salt marsh bird’s-beak (<i>Cordylanthus maritimus ssp.</i>), San Diego Button-celery (<i>Eryngium aristulatum var. parishii</i>)</p> <p>Insects: Monarch butterfly (<i>Danaus plexippus</i>)</p> <p>Crustaceans: San Diego Fairy Shrimp (<i>Branchinecta sandiegonensis</i>)</p> <p>As stated in the IpaC report and confirmed through NEPAassist mapping of the project site, although the general habitat ranges of these 12 species overlap with the project location, their critical habitat areas do not intersect with the project site (USFWS 2020a). Given the urbanized nature of the project site and scarcity of on-site vegetation, it is unlikely that any special-status species would occur on site due to a lack of suitable habitat. Therefore, the proposed project would not impact wildlife movement, migration, or nursery sites (see Attachment 8; ERR 7).</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Explosive or flammable hazardous materials would not be present at the project site, which would provide 62 affordable housing units and one manager’s unit. A search of the California Environmental Protection Agency’s (CalEPA) website for aboveground petroleum storage and chemical storage sites was also completed to identify aboveground flammable materials storage within a 1-mile radius of the project site. There were four sites with aboveground storage tanks and 28 chemical storage sites identified in the CalEPA review (CalEPA 2023). Chemicals listed</p>

		<p>at each site were checked against the Specific Hazardous Substances list (Appendix I to Subpart C of Part 51), which lists specific petroleum products and chemicals defined to be hazardous substances under Section 51.201.</p> <p>HUD’s Acceptable Separation Distance (ASD) Assessment Tool was used to calculate the minimum separation distance between the project site and the CalEPA sites containing chemicals included on the Hazardous Substances List. However, Bud’s Diesel Shop Inc., which is listed as a petroleum AST site within 1-mile of the project site, did not contain a list of chemicals stored onsite or a size for the petroleum AST onsite. The size of the AST is required to calculate the minimum separation distance between the project site and AST. Since tanks with a capacity of approximately 12,000- 59,999 gallons are assumed too large for an AST, this capacity was used as the maximum potential size for the AST at Bud’s Diesel Shop Inc. All sites were farther away from the proposed project than the minimum Acceptable Separation Distance required by HUD. Therefore, the proposed project would not expose residents or the surrounding community to dangerous explosive or flammable hazards (see Attachment 9; ERR 8).</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project 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 and the project site is currently zoned as SP14 for Specific Plan Design by the City of Huntington Beach. The immediate neighborhood is a mixture of residential, commercial retail, and restaurant uses (Partner, 2023). Because the proposed project would be on previously disturbed land, it would not threaten existing farmlands. Therefore, the proposed project complies with the Farmland Protection Policy Act (see Attachment 10; ERR 9).</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to Federal Emergency Management Agency’s Flood Insurance Rate Map No. 06059C0253J, effective on December 3, 2009 (https://msc.fema.gov/portal/home), the project site is within shaded Zone X (Area with Reduced</p>

		<p>Flood Risk due to Levee), designating areas that having a 0.2% Annual Chance Flood Hazard (FEMA 2012). The project site is designated as an area between the 100-year base flood zone and the 500-year flood zone. Thus, the flood potential for the project site is moderate. HUD requires critical actions (e.g., hospitals, nursing homes, police stations, fire stations, and roadways providing sole egress from flood-prone areas) to comply with 24 CFR Part 55 when they are located in the 500-year floodplain. Since the proposed project is not considered a critical action by HUD's definition, the project may proceed without completing the 8-step process. Therefore, the project is in compliance with Executive Order 11988 (see Attachment 3; ERR 10).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>A Phase I Cultural Resources Inventory for the Quality Inn Project</i> was completed by National Community Renaissance in May 2022. The report was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and the Secretary of Interior's standards and guidelines governing cultural resources. The report included a South Central Coastal Information Center (SCCIC) records search, which did not identify any cultural resources within the project area of potential effect (APE), as well as correspondence with the Native American Heritage Commission (NAHC) and Native American contacts in the area identified by the NAHC, and review of the Built Environment Resource Directory (see Attachment 11).</p> <p>Dudek prepared a <i>Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project</i> in August 2023, building off the findings of the Phase I Cultural Resources Inventory conducted by UltraSystems. A pedestrian survey was not required due to the developed nature of the project site. No cultural resources (historic properties) are present within the APE and a finding of No Historic Properties Affected is recommended for the project (see Attachment 12). Since there is a low potential for unknown cultural resources to be disturbed by construction, an archaeological monitor is not required to be present during construction activities. However, if cultural resources are</p>

		<p>observed during project activities, work should be stopped until a qualified archaeologist and Native American monitor can be retained to assess the finding (MM-CUL-1).</p> <p>Orange County Housing and Community Development consulted with the California State Historic Preservation Office (SHPO) to identify the presence of any known historic or cultural resources on the project site. Pursuant to 36 CFR 800.4(d), the SHPO did not find evidence that any historic resources would be impacted by the proposed development. The County determined that the former Quality Inn and Suites Motel building is not eligible for listing in the National Register of Historic Places and, along with the results of the <i>Phase I Cultural Resources Inventory for the Quality Inn Project</i> and <i>Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project</i>, made the determination of No Historic Properties Affected for the project. Pursuant to 36 Code of Federal Regulations (CFR) 800.3(c)(4), SHPO did not respond within 30 days of receiving the County’s request for a finding or determination. As a result, the County’s consultation requirements with the SHPO are complete (see Attachment 13). Historic resources are not anticipated to be discovered during construction of the proposed project since no ground-disturbing activities would occur.</p> <p>There are no Federally recognized tribes culturally affiliated with the project site, therefore, consultation with tribes is not required. Because there are No Historic Properties Affected, the proposed project is in compliance with the National Historic Preservation Act (see ERR 11).</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>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 comply with applicable thresholds outlined in Chapter 8.24, Noise Control, of the Orange County Code of Ordinances.</p>

Operational Noise. The proposed project is not expected to have an adverse impact on ambient noise levels during the operational phase. The primary noise source in the project vicinity is motor vehicle traffic. Based upon the project’s provided Architectural Concept Design Plan, the nearest proposed residential units (those on the east-facing building façade) are located approximately 140 feet from the roadway centerline of Beach Boulevard. The nearest major cross-street (Slater Avenue) is also located approximately 1,200 feet south of the project site with numerous rows of commercial and residential structures in between. These structures would block the direct noise path between Slater Avenue traffic noise and the project site. Based upon HUD guidance, roadways beyond 1,000 feet do not need to be included in the noise analysis. For these reasons, only Beach Boulevard roadway traffic noise was assessed.

The HUD DNL noise tool was run using inputs from the provided site plan, published ADT traffic volumes from the Orange County Transit Authority (for Beach Boulevard), projected out 10 years from the anticipated project completion date of 2024 at a 1% annual traffic growth rate, and speed limit information and building setback measurements from online aerial imagery. The resulting predicted 24-hour noise level at the project site’s residential units with a direct exposure to Beach Boulevard (at the east-facing façade) is 70 dBA DNL/Ldn. Thus, the traffic noise exposure would exceed the HUD exterior noise standard of 65 dBA DNL by 5 dB at the nearest proposed residential units, putting these receivers in the “normally unacceptable” noise range. It should also be noted that all north- and south-facing doors and windows would be located within the courtyard area formed by the project’s U-shaped design and would thus be well-shielded from Beach Boulevard traffic noise by the building structure.

As detailed in Section 2.1, 24 CFR Part 51, Subpart B states that sites at which environmental or community noise exposure

	<p>exceeds the day night average sound level (DNL) of 65 dBA are considered to be noise-impacted. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required. Approvals in the “normally unacceptable” noise zone require a minimum of 5 decibels of additional sound attenuation if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA.</p> <p>Typical new construction of multifamily homes with windows closed provides a minimum of 25 decibel (dB) exterior-to-interior noise reduction. To help reduce indoor noise levels, residential units would be equipped with a forced-air 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) (MM NOI-1). As such, the interiors of the proposed habitable rooms with a view of Beach Boulevard are anticipated to be approximately 45 dBA DNL or less (i.e., 70 dBA exterior – 25 dBA attenuation = 45 dBA interior). Nonetheless, in order to ensure compliance with 24 CFR Part 51, Subpart B and that the HUD noise standard of 45 dBA DNL is not exceeded, the detailed architectural design plans (when these are prepared) shall provide the following specification for upgraded windows: all windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 or greater (MM-NOI-2).</p> <p>With regard to traffic noise levels at exterior amenity areas, examination of the provided Architectural Concept Design Plan shows that that the proposed outdoor amenities areas would be located within the courtyard area formed by the U-shaped building structure and would thus be well-shielded from direct Beach Boulevard traffic noise exposure. The nearest such outdoor amenity area would be located a minimum of 180 feet from the Beach Boulevard centerline. In the absence of the attenuation from the building structure, the estimated noise level would be 68 dBA DNL. The HUD Barrier Performance Module (BPM) was used to</p>
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		estimate the noise reduction provided by the building. Considering the surrounding building but taking the opening on the first floor into account, the BPM estimate yielded a noise reduction level of 7 decibels (dB). Therefore, traffic noise levels at the proposed outdoor use areas would be approximately 61 dBA DNL; this would be 4 dB less than 65 dBA DNL and thus within the “normally acceptable” noise range for exterior use areas (see Attachment 14; ERR 12).
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The EPA’s Map of Sole Source Aquifer Locations (https://www.epa.gov/dwssa/map-sole-source-aquifer-locations) was used to identify sole-source aquifers in the vicinity of the project site (EPA 2023b). There are no sole-source aquifers in California (see Attachment 15; ERR 13). The proposed project is in compliance with the Safe Drinking Water Act.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The U.S. Fish and Wildlife Service’s National Wetland Inventory mapper (https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper) was used to identify wetlands on or near the project site. There are no wetlands on the project site (see Attachment 16; ERR 14). The proposed project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The National Park Service’s Wild & Scenic Rivers Interactive Map (https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88dae0e353142) was used to determine the location of designated Wild and Scenic Rivers in the vicinity of the project site. There are no designated Wild and Scenic Rivers on the project site (NPS 2023; see Attachment 17; ERR 15). The closest protected waterway is Bautista Creek, approximately 63 miles east of the project site. Therefore, the proposed project is in compliance with the Wild and Scenic Rivers Act.</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The EPA’s EJScreen tool was used to evaluate environmental and demographic data for the project site and determine whether the project would have disproportionate adverse environmental impacts on future residents and/or the surrounding community. Environmental</p>

		<p>factors are measured using 11 environmental indicators (EI), and demographic factors are measured using seven demographic indicators (DI). An EJScreen report for the subject property was run using a 0.125-mile-radius centered around the project site (study area). According to the demographic data obtained on EJScreen, which reflects American Census Society statistics collected from 2016 through 2020, the total population within this study area is 1,883. Approximately 85% of the study area’s population is non-white, with the majority of the population being either Hispanic (71%) or Asian (13%). Results of the assessment indicate that the proposed project would not have any aggregate environmental justice issues based on the factors evaluated by the EJScreen tool. In addition, the affordable housing project would have a beneficial impact on populations protected by environmental justice by increasing the supply of affordable housing units in this area (see Attachment 18; see ERR 16).</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		

<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p>The proposed project site consists of approximately 0.91 acres and is currently occupied by the former Quality Inn and Suites Motel building and the associated parking lot. The site is currently zoned as SP14 for Specific Plan Design by the City of Huntington Beach. SP14 zoning allows for new development of up to 4,500 Dwelling Units, 738-400 square feet of Retail Space, 350 Hotel Rooms, and 112,000 square feet of Office Space (CEQA Net, 2023) (see Attachment 19).</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability. The proposed project site is located within the Orange County Coastal Basin, which is west of the Santa Ana Mountains, and within the northwestern portion of the Peninsular Ranges Geomorphic Province. The U.S. Department of Agriculture Web Soil Survey tool was used to determine soil types present on site. Soils onsite are classified as Myford sandy loam, which are described as deep, moderately well-drained soils formed on terraces. Slopes range from 0 to 2 percent.</p> <p>Slope and Drainage. Slope measurements for the project site were obtained through analysis of the USGS 7.5 Minute Topographic Map (2022) for Seal Beach, CA and Newport Beach, CA, in the Physical Setting Report (PSR) included in the Phase I ESA. According to this review, the proposed project site is at an elevation of 34.85 ft and slopes towards the West.</p> <p>Erosion and Stormwater Runoff. Erosion due to stormwater runoff at the project site would be minimized by the lack of exposed soils. Overall runoff on site would decrease because the proposed project would include greenspaces, which are currently absent from the project site. Water would flow into stormwater drains located on the project site, which are connected to the municipal owned and maintained stormwater system (Partner, 2023). Water that enters the City of Huntington Beach’s (City) storm drains flows through City rivers and ultimately ends up unfiltered in the Pacific Ocean (City of Huntington Beach, 2023).</p> <p>Temporary impacts to stormwater runoff may occur during construction during ground disturbing activities associated with the new community building. However, the proposed project would comply with erosion-control measures during the construction phase to minimize erosion and stormwater pollution by implementing best management practices (BMPs) adopted from the Stormwater Quality Management Plan (MM-LAND-1 and MM-LAND-2). 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.</p>

<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Hazardous Materials. Explosive or flammable hazardous materials would not be present at the project site, which would provide approximately 62 affordable studio housing units and a single one-bedroom manager’s unit. The Phase I ESA conducted by Partner in May 2023 did not identify any hazardous materials or petroleum on the project site.</p> <p>Site Safety. The proposed project would not create a risk of explosion, release of hazardous substances, or other dangers to public health. The project site is not near any hazardous operations. The project would provide a safe place for customers, employees, and residents.</p> <p>Although no site safety hazards or nuisances are present at the site, it is possible that during construction of the project, construction traffic, noise, dust, and vapor encroachment could be considered a nuisance to the construction crew or immediate neighbors. As discussed in the Air Quality, Soil Suitability, and Stormwater sections above, BMPs and mitigation measures would be implemented to prevent health and safety risks to construction workers and neighbors.</p> <p>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 Orange County for construction impacts on noise-sensitive land uses. Noise increases would occur during daylight hours, with no adverse impacts anticipated.</p> <p>Operational noise sources would include project-generated traffic and noise created by residents within recreational spaces. However, based on the relatively small size of the proposed project, only minimal increases in noise are expected. Operational noise would comply with Orange County Noise Control Ordinances. As mentioned previously, the proposed project would require implementation of mitigation measures (MM-NOI-1 and MM-NOI-2) to be compliant with HUD interior and exterior noise thresholds.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Rehabilitation and renovation of the existing motel and construction of the new community building would generate a limited number of temporary construction jobs, and operation would generate a nominal number of permanent jobs (e.g., management, clerical, and janitorial jobs), which could result in a minor increase in per-capita income. Construction activities could result in direct economic effects related to increased spending on construction materials, equipment, and services. The magnitude

		of the economic benefits of construction spending to the City's economy would depend on the proportion of employment, goods, and services procured from local residents and businesses, and would likely have a relatively minor benefit on the City's economy.
Demographic Character Changes, Displacement	2	<p>Because the proposed project would be built in an area adjacent to existing residential uses, the development would not adversely affect community character. Rehabilitation activities would include improvements to the former motel building's main façade with contemporary architectural elements. The proposed project would have an overall beneficial impact on the City of Huntington Beach by converting the former motel, which is currently being used as interim housing, into permanent affordable housing with access to social services and amenities for residents. Per section 1.1.24 of the executed Ground Lease between the County of Orange and AFH/ National CORE, occupants are not required to sign leases or occupancy agreements, or to pay rent, fees, or charges for their housing. Therefore, interim housing occupants are not considered tenants, renters, or permanent residents of the HB Oasis and conversion of the proposed project site from interim housing to a PSH would not result in permanent residential displacement of existing residents. Although project renovation activities would not displace current occupants, qualified existing residents of the HB Oasis Interim Housing facility would be offered continued Homekey services at an off-site location until the renovations are complete.</p> <p>As a result, the proposed project would increase the availability of affordable housing in the City and avoid displacement of existing businesses or residences in the area. Increasing affordable housing units supports the housing priorities detailed in the Orange County Consolidated Plan by creating accommodations for individuals experiencing homelessness. Overall, the proposed project would have a positive impact on community character while remaining compliant with existing land use designations and design (see Attachment 20).</p>
Environmental Justice	1	<p>The proposed project, once complete, would contribute 63 new affordable housing units to the City's housing stock. As a result, the proposed project would have a long-term beneficial impact to the City's minority and/or low-income populations by providing affordable housing opportunities to individuals and families. According to the project narrative provided by OC Housing and Community Development, "the HB Oasis project is located within a Low-Income Housing Tax Credit Qualified Census Tract (QCT). Per HUD, QCTs must have 50% of households with incomes below 60% of the Area Mean Gross Income (AMGI) or have a poverty rate of 25% or more." The proposed project, which is a 100% PSH community, would positively impact this QCT because it would directly expand the supply of much needed affordable housing in the City of Huntington Beach and would</p>

		earmark all units to homeless households and homeless individuals whose income will not exceed 30% of the Area Median Income. Therefore, project construction would not have disproportionate adverse impacts to minority or low-income populations.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Families with children are not the target demographic for the proposed project, which would only offer studio units to residents. Given the availability of educational institutions in the area, adverse impacts to schools are not anticipated.</p> <p>The project is near multiple educational facilities, as follows:</p> <ul style="list-style-type: none"> • Oak View Preschool, approximately 0.5 miles northwest of the proposed project site • Oak View Elementary School, about 0.5 miles west of the proposed project site • Lake View School, approximately 0.7 miles southeast of the proposed project site • Ocean View High School, about 1.3 miles northwest of the proposed project site • Huntington Beach Adult School, approximately 1.2 miles west of the proposed project site
Commercial Facilities	2	No adverse impacts to surrounding commercial facilities are anticipated. The project site is bordered by residential and industrial/commercial land uses.
Health Care and Social Services	2	<p>Adverse impacts to healthcare and social services are not anticipated due to the relatively small size of the project and availability of service providers near the project site.</p> <p>The project site is near numerous healthcare facilities, including the following:</p> <ul style="list-style-type: none"> • ProCare Medical Walk In, about 0.25 miles northeast of the proposed project site at 17122 Beach Blvd UNIT 104, Huntington Beach, CA 92647 • Beach Family Medical Clinic, about 0.3 miles south of the proposed project site at 17822 Beach Blvd # 367, Huntington Beach, CA 92647 • Reddy Urgent Care, approximately 0.5 miles southwest of the proposed project site at 7772 Warner Ave #103, Huntington Beach, CA 92647 • O.C. Urgent Care, about 0.6 miles south of the proposed project site at 8101 Newman Ave suite a, Huntington Beach, CA 92647

		<ul style="list-style-type: none"> Huntington Beach Hospital, approximately 0.8 miles south of the proposed project site at 17772 Beach Blvd, Huntington Beach, CA 92647
Solid Waste Disposal / Recycling	2	According to the Phase I ESA conducted by Partner, solid waste generated at the proposed project site is disposed of in commercial dumpsters located at the western side of the existing motel. An independent solid waste contractor, Waste Management, removes solid waste from the proposed project site. According to the City's website, residents requesting pickup of special items and large items should contact Republic Services (City of Huntington Beach, 2023c).
Waste Water / Sanitary Sewers	2	According to the Phase I ESA conducted by Partner, there are no industrial wastewater streams at the proposed project site. Domestic wastewater generated by the proposed project would be disposed of through the City's sanitary sewer system. The City is responsible for the maintenance and repairs necessary to keep the wastewater system, which encompasses 350 miles of wastewater piping, and 27 sewage lift stations, operating at peak performance levels. This wastewater system transports an estimated 24.3 million gallons a day of wastewater. According to the City's website, all City-owned sewer lines are cleaned every 18 months (City of Huntington Beach, 2023b & 2023d & 2023f).
Water Supply	2	Water to the proposed project site would be supplied by the City of Huntington Beach. According to the City's website, water consumption in Huntington Beach is higher in the summer and lower in the winter, likely due to the milder coastal climate of this region. The City meets residents' water demands through the use of groundwater wells and imported water delivered by the Metropolitan Water District (MWD) of Southern California. The City pays a replenishment assessment to the Orange County Water District (OCWD) for each acre-foot of water taken from the groundwater basin. There are 10 operating groundwater wells with a total production of approximately 30,000 gallons per minute. The City's water system also includes four reservoirs with a combined capacity of 55 million gallons and a distribution system consisting of approximately 590 miles of pipeline, over 5,670 hydrants, and over 15,000 valves (City of Huntington Beach, 2023e).
Public Safety - Police, Fire and Emergency Medical	2	<p>The Huntington Beach Police Department provides law enforcement services to Huntington Beach. The Huntington Beach Police Department's offices are located at 2000 Main St, Huntington Beach, CA 92648, approximately 2.7 miles southwest of the project site.</p> <p>The Huntington Beach Fire Department (HBFD) would provide emergency services to the project site. The HBFD provides a professionally trained and well-equipped emergency force for fire, medical, rescue, and hazardous materials incidents. Eight fire stations are strategically located to provide quick emergency</p>

		<p>response (HBFD, 2023). HBFD- Murdy Fire Station 2 is the closest fire station to the project site and is at 16221 Gothard St, Huntington Beach, CA 92647, approximately 2.1 miles northwest of the project site. HBFD- Heil Station 8, approximately 3.3 miles west of the project site at 5891 Heil Ave, Huntington Beach, CA 92649, could also provide emergency services.</p> <p>The proposed project would incrementally increase demand for police, fire, and emergency medical services by adding residences and businesses to the project site. However, the proposed project would constitute infill development, located within an urbanized area that already has access to services. The proposed project would be required to comply with all applicable codes for fire safety and emergency access. Given the foregoing, the project would not have adverse impacts on public safety (City of Huntington Beach, 2023a).</p>
Parks, Open Space and Recreation	2	<p>Public recreational spaces in proximity to the project site include the following:</p> <ul style="list-style-type: none"> • Lake View Park, approximately 0.9 miles east of the proposed project site at 17461 Zeider Ln, Huntington Beach, CA 92647 • Huntington Central Park East, about 1.6 miles southwest of the proposed project site at Huntington Beach, CA 92647 • Sun View Park, about 1.9 miles north of the proposed project site at 16192 Sher Ln, Huntington Beach, CA 92647 • Golden View Park, approximately 2.3 miles west of the proposed project site at 17201 Cobra Ln, Huntington Beach, CA 92647 • Fountain Valley Sports Park, approximately 3.2 miles northeast of the proposed project site at 16400 Brookhurst St, Fountain Valley, CA 92708
Transportation and Accessibility	2	<p>There are four bus stops adjacent to the project site at the along Beach Boulevard, all serviced by OCTA Bus Routes 29 and 29A. The nearest bus stop is 300 feet south of the proposed project site. Future residents of the proposed development could also reach nearby amenities along OCTA Bus Routes 76 and 72, which have service stops within half a mile of the project site. Pre-existing urban development and readily available public transit near the project site would mitigate transportation and accessibility issues associated with the project, such as limited parking and traffic. These bus routes could take residents to stores, libraries, and other amenities near the proposed project. The project site's parking areas will be sufficient for the number of residential units.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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NATURAL FEATURES		
Unique Natural Features, Water Resources	3	The project site, which is currently occupied by the existing Quality Inn and Suites Motel building and paved lot, 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 any waterways, unique features, or critical habitat, nor would in result in the loss of any federally listed species. Mitigation measures employing BMPs would be required during and after construction to minimize potential adverse contributions to stormwater pollution (MM-LAND-1 and MM-LAND-2).
Vegetation, Wildlife	2	Although the proposed project is within the ranges of seventeen endangered or threatened species, none are likely to occur on site due to a lack of suitable habitat. Results from the U.S. Fish and Wildlife Service's IPaC analysis of the area similarly state that the project site is situated outside of critical habitat areas for the endangered or threatened species that overlap with the project area (USFWS 2020a) (see Attachment 8).
Other Factors		None.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	Greenhouse gas (GHG) emissions produced by the proposed project during the construction and operational phases would have a negligible impact on climate change due to the small size of the project. The amount of GHGs produced by the project are too minimal to measure and would not constitute an adverse effect.
Energy Efficiency	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.

Additional Studies Performed:

- *Phase I Environmental Site Assessment Report*, Prepared by Partner Engineering and Science, Inc., May 2023.
- *Limited Asbestos Survey Report*, Prepared by Dynamic Environmental Services, Inc., June 2022.
- *Limited Lead Survey Report*, Prepared by Dynamic Environmental Services, Inc., January 2023.
- *Phase I Cultural Resources Inventory for The Quality Inn Project*, Prepared by UltraSystems, May 2022.

- *Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project*, Prepared by Dudek, August 2023.

Field Inspection (Date and completed by):

- *Phase I Environmental Site Assessment Report*, Prepared by Partner Engineering and Science, Inc., May 2023. Field Inspection completed on May 12, 2023.
- *Limited Asbestos Survey Report*, Prepared by Dynamic Environmental Services, Inc., June 2022. Field Inspection completed on June 28, 2022.
- *Limited Lead Survey Report*, Prepared by Dynamic Environmental Services, Inc., January 2023. Field Inspection completed on January 25, 2023.

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

CCC (California Coastal Commission). 2019. "Maps – Coastal Zone Boundary: Orange County." Accessed September 2023. <https://coastal.ca.gov/maps/czb/>.

CEQA. 2023. "Beach and Edinger Corridors Specific Plan- SP14 (General Plan Amendment No. 08-002, Zoning Text Amendment No. 08-002, Zoning Map Amendment No. 08-002). <https://ceqanet.opr.ca.gov/2008071143/5#:~:text=SP%2014%20allows%20for%20new,ft%20of%20the%20I%2D405.>

DOC (California Department of Conservation). 2016. "California Important Farmland Finder." Accessed September 2023. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

EPA (U.S. Environmental Protection Agency). 2022. "Current Nonattainment Counties for all Criteria Pollutants." September 2023. <https://www3.epa.gov/airquality/greenbook/ancl.html>.

EPA. 2023a. 2023. EPA NEPassist [interactive online map]. Accessed September 2023. <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>.

EPA. 2023b. "Sole Source Aquifers for Drinking Water." Last updated September 2023. Accessed September 2023. <https://www.epa.gov/dwssa>.

FEMA (Federal Emergency Management Agency). 2012. "FEMA Flood Map Service Center: Search By Address." Accessed September 2023. <https://msc.fema.gov/portal/search#searchresultsanchor>.

City of Huntington Beach. 2023a. "Huntington Beach Fire Department Divisions." Accessed September 2023. <https://www.huntingtonbeachca.gov/government/departments/fire/about-us/>

City of Huntington Beach. 2023b. "Pollution Prevention for Construction Sites." Accessed September 2023.

https://www.huntingtonbeachca.gov/government/departments/public_works/stormwater-quality/pollution-prevention-for-construction-sites/

City of Huntington Beach. 2023c. "Trash Pickup - Special Collection / Large Items." Accessed September 2023. <https://www.huntingtonbeachca.gov/services/trash-recycling/trash-pickup-large.cfm>

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City of Huntington Beach. 2023e. "Water Sources." Accessed September 2023. https://www.huntingtonbeachca.gov/government/departments/public_works/utilities/supply/

City of Huntington Beach. 2023f. "What is Runoff?" Accessed September 2023. https://www.huntingtonbeachca.gov/government/departments/public_works/stormwater-quality/what-is-runoff/#:~:text=Where%20does%20runoff%20go%3F,from%20populated%20areas%20and%20streets.

SCAQMD. 2019. "South Coast AQMD Air Quality Significance Thresholds." April 2019. Accessed June 2023. <https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>.

USFWS (U.S. Fish and Wildlife Service). 2019. Coastal Barrier Resources System Mapper. Updated July 31, 2019. Accessed September 2023. <https://www.fws.gov/cbra/maps/Mapper.html>.

USFWS. 2020a. Information for Planning and Consultation (IPaC). Accessed September 2023. <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2020b. National Wetlands Inventory, Surface Waters and Wetlands Map. Accessed September 2023. <https://www.fws.gov/wetlands/data/mapper.html>.

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 October 30, 2023, and concluding on November 17, 2023.

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 near existing transit services. State and local planning guidelines encourage the development of urban 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. The developer identifies potential properties for affordable housing based on feasibility, location, affordability, and ownership/site control of a potential project site. In addition to the developer's site selection criteria, physical and social constraints are also considered in identifying and rejecting alternatives. Based on the developer's site selection criteria and constraints that limit identification of alternative affordable housing project sites, 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 are 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 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:

As part of the Homekey Program, the Developers are proposing adaptive reuse of the former Quality Inn and Suites Motel building and affiliated surface parking lot into a 63-unit affordable housing community. All units would be PSH studio apartments, with one unit dedicated as a manager's unit. The proposed project would contribute to the increased density and availability of low-income housing 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 site is 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

MM-AIR-1

The project shall implement the following, 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 (CVC) 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 (CVC 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.

Contamination and Toxic Substances

MM-TOX-1

The property owner must maintain all LBP in good condition at all times. Any LBP in poor condition must be stabilized by removal of all loose and flaking paint chips under controlled conditions and application of a primer/encapsulate (seal-coat) over the remaining intact paint. A contractor performing paint remediation work should follow the OSHA lead standard for the construction industry as well as all applicable local, state and federal regulations. The lead content of the paint should be considered when choosing a method to remove, enclose, encapsulate, or stabilize the paint. Proper waste disposal requirements and worker protection measures must be followed for worker and occupant safety. Additionally, as of April 22, 2010, the EPA mandates that all contractors performing renovations, repairs or painting in pre-1978 or child-occupied housing must be certified by an accredited training provider to do so under the Renovation, Repair and Painting (RRP) Rule.

Historic Preservation (Cultural Resources)

MM-CUL-1

If cultural resources are observed during project activities, work should be stopped until a qualified archaeologist and Native American monitor can be retained to access the finding.

Noise Abatement and Control

MM-NOI-1

Typical new construction of multi-family homes with windows closed provides a minimum of 25-decibel exterior to interior noise reduction. To

help reduce indoor noise levels, residential units shall be equipped with a forced-air 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).

MM-NOI-2

All windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 or greater.

Unique Natural Features, Water Resources

MM-LAND-1

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.

MM-LAND-2

Prior to construction commencing, the applicant shall provide evidence to Orange County of a Waste Discharge Identification number generated from the State Water Resources 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.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Suzanne Harder Date: 10/26/2023

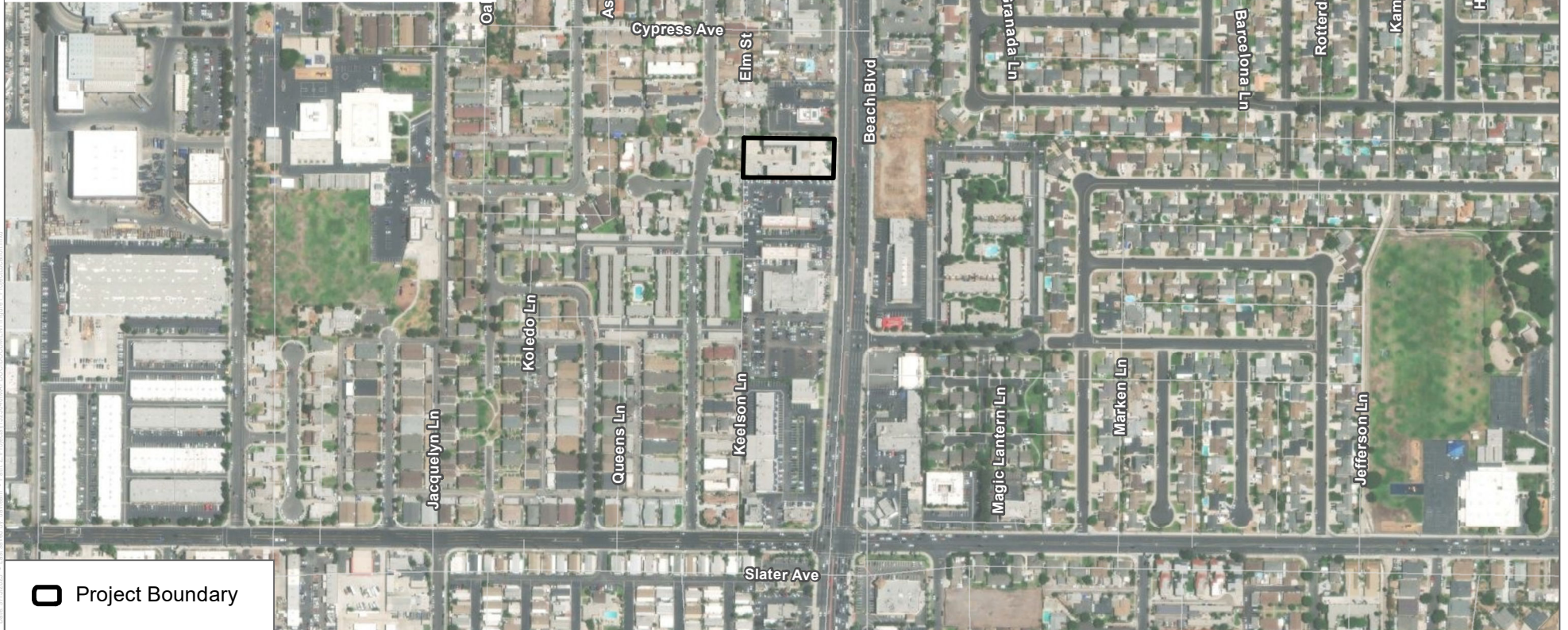
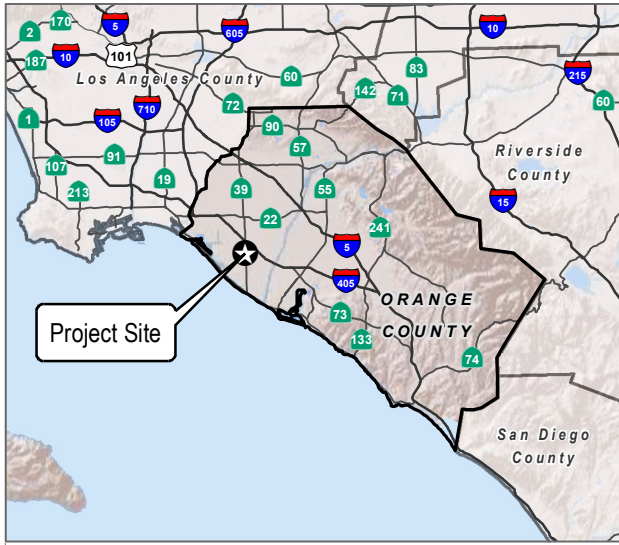
Name/Title/Organization: Suzanne Harder, Community Development Compliance and Environmental Coordinator, Orange County Housing & Community Development

Certifying Officer Signature: Julia Bidwell Date: 10/26/23

Name/Title: Julia Bidwell, Director, 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).

Figure 1. Project Location



SOURCE: USGS 7.5-Minute Series Newport Beach Quadrangle
 Township 5S/ Range 11W/ Section 25



FIGURE 1

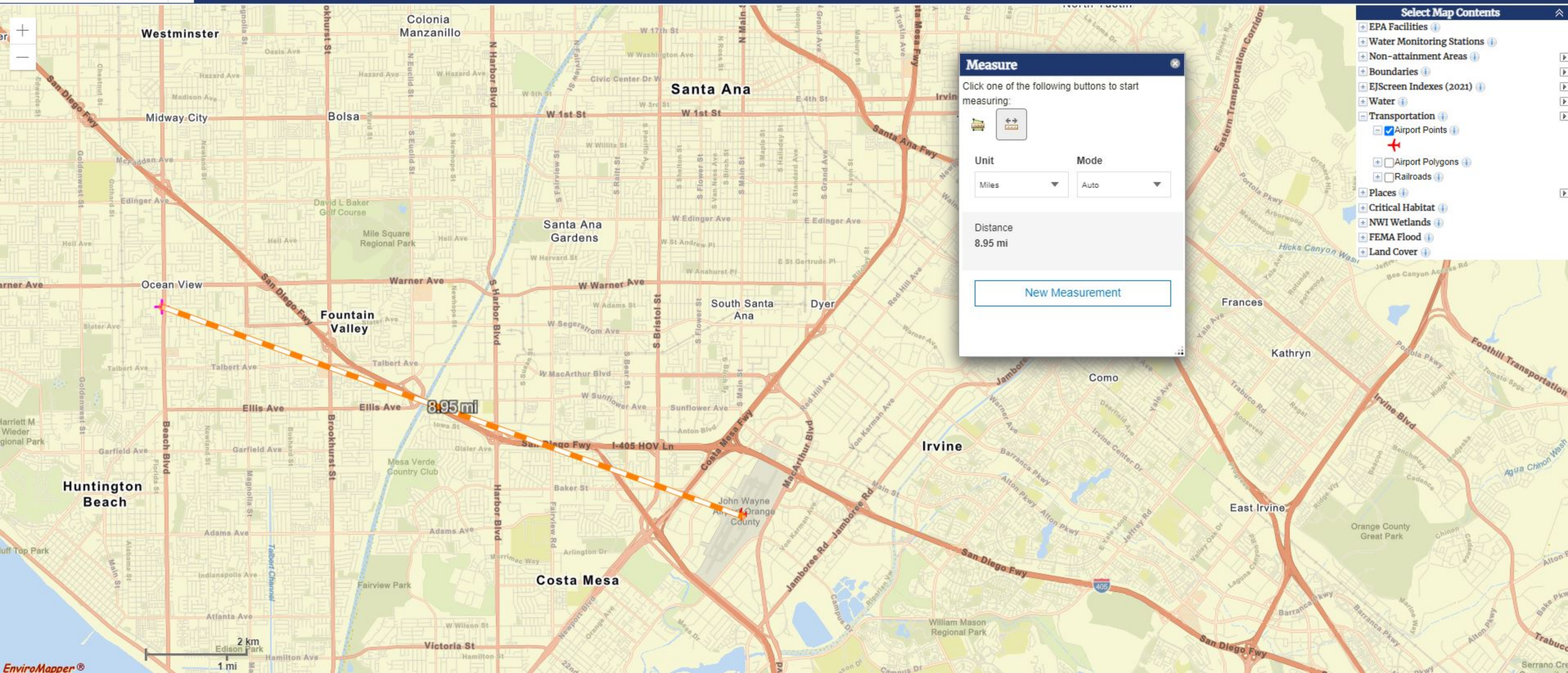
Project Location

Huntington Beach Oasis Project

Attachment 1. Airports Map



17251 Beach Blvd, Huntin

Basemap Imagery Draw Erase Save Session Tools More Data



Measure

Click one of the following buttons to start measuring:

Unit: Miles Mode: Auto

Distance: 8.95 mi

[New Measurement](#)

- Select Map Contents**
- EPA Facilities
 - Water Monitoring Stations
 - Non-attainment Areas
 - Boundaries
 - EJScreen Indexes (2021)
 - Water
 - Transportation
 - Airport Points
 - Airport Polygons
 - Railroads
 - Places
 - Critical Habitat
 - NWI Wetlands
 - FEMA Flood
 - Land Cover

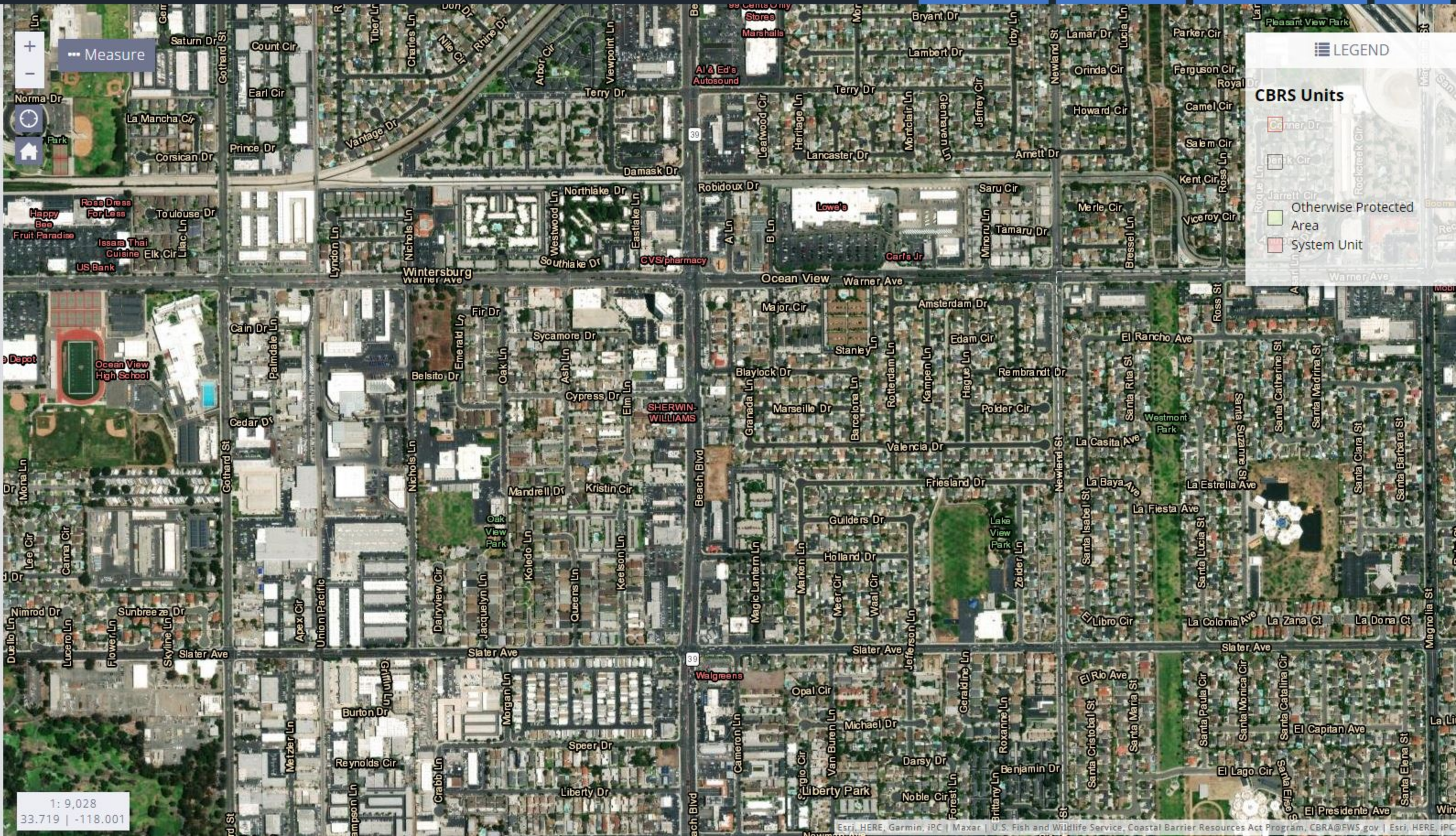
Attachment 2. Coastal Barrier Resources Map

BASEMAPS

MAP LAYERS

CBRS Units

Click [here](#) to learn more about CBRS Units.



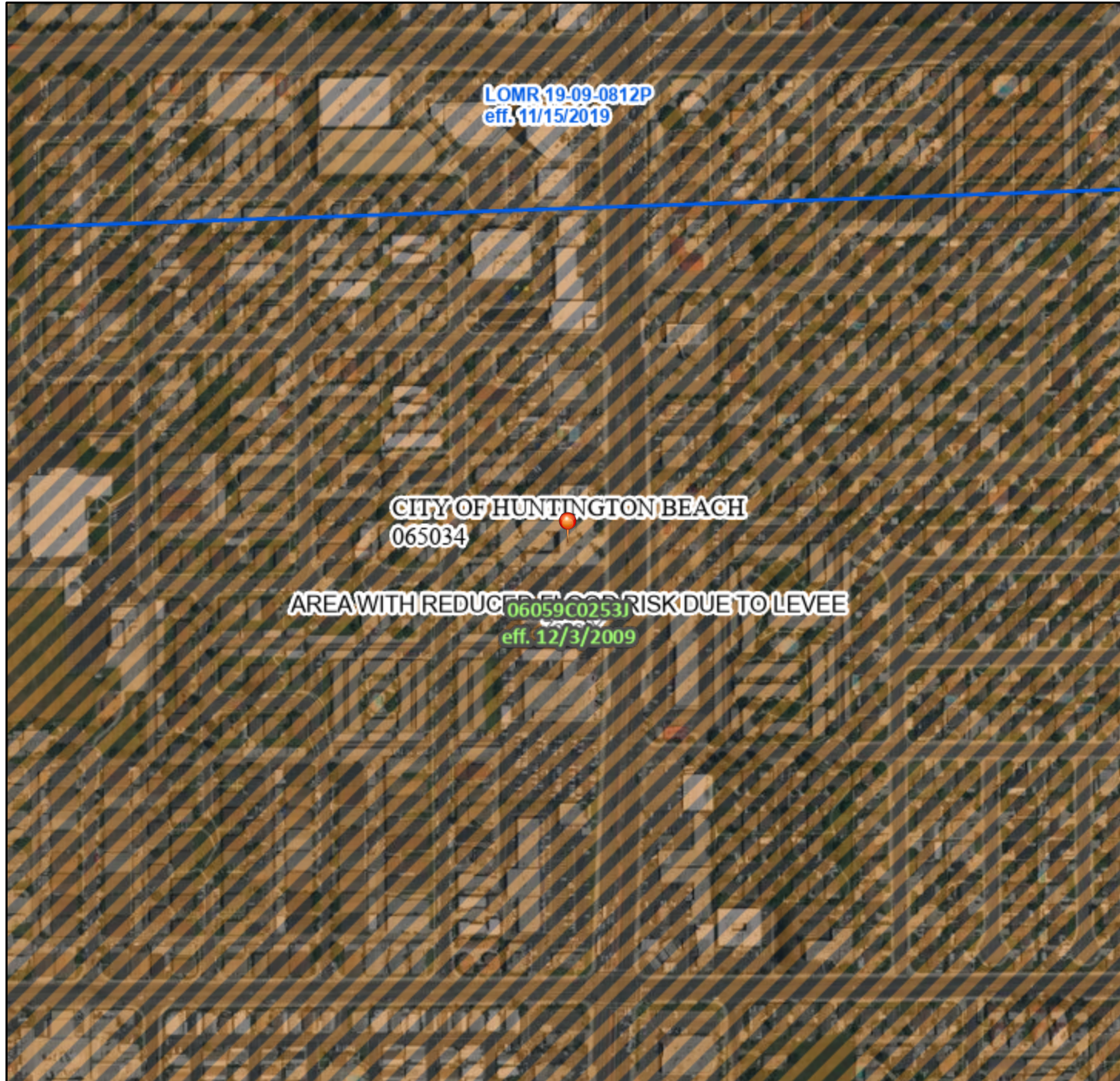
1: 9,028
33.719 | -118.001

Attachment 3. FIRM National Flood Hazard Layer

National Flood Hazard Layer FIRMette



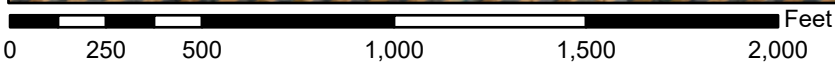
117°59'41"W 33°42'58"N



Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | 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 <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



1:6,000

117°59'41"W 33°42'28"N

Basemap Imagery Source: USGS National Map 2023

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 **6/13/2023 at 6:56 PM** 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.

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HUD Huntington Beach Oasis Project Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	HUD Huntington Beach Oasis Project
Construction Start Date	1/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	19.2
Location	17251 Beach Blvd, Huntington Beach, CA 92647, USA
County	Orange
City	Huntington Beach
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5820
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
------------------	------	------	-------------	-----------------------	------------------------	--------------------------------	------------	-------------

Apartments Low Rise	63.0	Dwelling Unit	0.85	29,625	0.00	—	243	—
General Office Building	2.40	1000sqft	0.06	2,400	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-4	Integrate Affordable and Below Market Rate Housing

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.88	41.7	6.02	9.87	0.01	0.26	0.66	0.92	0.24	0.16	0.39	—	2,161	2,161	0.07	0.06	3.19	2,185
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	1.22	11.5	11.1	0.02	0.53	2.19	2.72	0.49	1.03	1.52	—	2,131	2,131	0.08	0.09	0.08	2,152
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.28	0.80	1.96	3.00	< 0.005	0.08	0.22	0.30	0.08	0.05	0.13	—	657	657	0.02	0.02	0.41	664
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.15	0.36	0.55	< 0.005	0.02	0.04	0.06	0.01	0.01	0.02	—	109	109	< 0.005	< 0.005	0.07	110

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.88	41.7	6.02	9.87	0.01	0.26	0.66	0.92	0.24	0.16	0.39	—	2,161	2,161	0.07	0.06	3.19	2,185
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.5	11.1	0.02	0.53	2.19	2.72	0.49	1.03	1.52	—	2,131	2,131	0.08	0.09	0.08	2,152
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.28	0.80	1.96	3.00	< 0.005	0.08	0.22	0.30	0.08	0.05	0.13	—	657	657	0.02	0.02	0.41	664
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.05	0.15	0.36	0.55	< 0.005	0.02	0.04	0.06	0.01	0.01	0.02	—	109	109	< 0.005	< 0.005	0.07	110

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.88	41.7	6.02	9.87	0.01	0.26	0.66	0.92	0.24	0.16	0.39	—	2,161	2,161	0.07	0.06	3.19	2,185
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.5	11.1	0.02	0.53	2.19	2.72	0.49	1.03	1.52	—	2,131	2,131	0.08	0.09	0.08	2,152
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2024	0.28	0.80	1.96	3.00	< 0.005	0.08	0.22	0.30	0.08	0.05	0.13	—	657	657	0.02	0.02	0.41	664
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.05	0.15	0.36	0.55	< 0.005	0.02	0.04	0.06	0.01	0.01	0.02	—	109	109	< 0.005	< 0.005	0.07	110

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.14	2.71	1.40	15.8	0.03	0.04	2.69	2.73	0.04	0.68	0.72	39.0	3,617	3,656	4.12	0.14	11.5	3,811
Mit.	1.64	2.25	1.09	12.4	0.02	0.04	1.92	1.96	0.04	0.49	0.52	39.0	2,768	2,807	4.08	0.10	8.25	2,948
% Reduced	23%	17%	22%	22%	27%	12%	29%	28%	12%	29%	28%	—	23%	23%	1%	25%	28%	23%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.77	2.35	1.45	11.5	0.03	0.04	2.69	2.73	0.04	0.68	0.72	39.0	3,493	3,532	4.13	0.14	0.51	3,678
Mit.	1.27	1.90	1.12	8.23	0.02	0.04	1.92	1.95	0.03	0.49	0.52	39.0	2,677	2,716	4.08	0.11	0.43	2,850
% Reduced	28%	19%	23%	28%	27%	13%	29%	28%	12%	29%	28%	—	23%	23%	1%	25%	16%	23%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.82	2.41	1.36	13.0	0.03	0.04	2.41	2.45	0.04	0.61	0.65	39.0	3,229	3,268	4.11	0.13	4.57	3,414
Mit.	1.38	2.00	1.06	10.0	0.02	0.04	1.72	1.75	0.03	0.44	0.47	39.0	2,490	2,529	4.07	0.10	3.33	2,663
% Reduced	24%	17%	22%	23%	27%	12%	29%	28%	11%	29%	28%	—	23%	23%	1%	25%	27%	22%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.33	0.44	0.25	2.38	< 0.005	0.01	0.44	0.45	0.01	0.11	0.12	6.46	535	541	0.68	0.02	0.76	565

Mit.	0.25	0.37	0.19	1.83	< 0.005	0.01	0.31	0.32	0.01	0.08	0.09	6.46	412	419	0.67	0.02	0.55	441
% Reduced	24%	17%	22%	23%	27%	12%	29%	28%	11%	29%	28%	—	23%	23%	1%	25%	27%	22%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.75	1.61	1.08	12.1	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,968	2,968	0.15	0.12	11.3	3,019
Area	0.36	1.08	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.99	9.99	< 0.005	< 0.005	—	10.0
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	2.14	2.71	1.40	15.8	0.03	0.04	2.69	2.73	0.04	0.68	0.72	39.0	3,617	3,656	4.12	0.14	11.5	3,811
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.73	1.59	1.18	11.3	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,854	2,854	0.15	0.12	0.29	2,896
Area	0.00	0.74	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
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	1.77	2.35	1.45	11.5	0.03	0.04	2.69	2.73	0.04	0.68	0.72	39.0	3,493	3,532	4.13	0.14	0.51	3,678
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	1.54	1.42	1.06	10.4	0.03	0.02	2.41	2.42	0.02	0.61	0.63	—	2,583	2,583	0.14	0.11	4.35	2,625
Area	0.24	0.97	0.02	2.51	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.84	6.84	< 0.005	< 0.005	—	6.86
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	1.82	2.41	1.36	13.0	0.03	0.04	2.41	2.45	0.04	0.61	0.65	39.0	3,229	3,268	4.11	0.13	4.57	3,414
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.28	0.26	0.19	1.89	< 0.005	< 0.005	0.44	0.44	< 0.005	0.11	0.11	—	428	428	0.02	0.02	0.72	435
Area	0.04	0.18	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.13	1.13	< 0.005	< 0.005	—	1.14
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	103	103	0.01	< 0.005	—	103
Water	—	—	—	—	—	—	—	—	—	—	—	0.89	3.00	3.89	0.09	< 0.005	—	6.82
Waste	—	—	—	—	—	—	—	—	—	—	—	5.58	0.00	5.58	0.56	0.00	—	19.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.33	0.44	0.25	2.38	< 0.005	0.01	0.44	0.45	0.01	0.11	0.12	6.46	535	541	0.68	0.02	0.76	565

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.25	1.15	0.77	8.60	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,119	2,119	0.10	0.08	8.04	2,155
Area	0.36	1.08	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.99	9.99	< 0.005	< 0.005	—	10.0
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22

Total	1.64	2.25	1.09	12.4	0.02	0.04	1.92	1.96	0.04	0.49	0.52	39.0	2,768	2,807	4.08	0.10	8.25	2,948
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.24	1.14	0.84	8.10	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,038	2,038	0.11	0.09	0.21	2,068
Area	0.00	0.74	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
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	1.27	1.90	1.12	8.23	0.02	0.04	1.92	1.95	0.03	0.49	0.52	39.0	2,677	2,716	4.08	0.11	0.43	2,850
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.10	1.01	0.76	7.41	0.02	0.01	1.72	1.73	0.01	0.44	0.45	—	1,845	1,845	0.10	0.08	3.11	1,874
Area	0.24	0.97	0.02	2.51	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.84	6.84	< 0.005	< 0.005	—	6.86
Energy	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	620	620	0.06	< 0.005	—	623
Water	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	1.38	2.00	1.06	10.0	0.02	0.04	1.72	1.75	0.03	0.44	0.47	39.0	2,490	2,529	4.07	0.10	3.33	2,663
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.18	0.14	1.35	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	305	305	0.02	0.01	0.51	310
Area	0.04	0.18	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.13	1.13	< 0.005	< 0.005	—	1.14
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	103	103	0.01	< 0.005	—	103
Water	—	—	—	—	—	—	—	—	—	—	—	0.89	3.00	3.89	0.09	< 0.005	—	6.82
Waste	—	—	—	—	—	—	—	—	—	—	—	5.58	0.00	5.58	0.56	0.00	—	19.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.25	0.37	0.19	1.83	< 0.005	0.01	0.31	0.32	0.01	0.08	0.09	6.46	412	419	0.67	0.02	0.55	441

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.59	0.59	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	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	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.01	130	
Vendor	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	0.00	
Hauling	0.05	0.01	0.62	0.26	< 0.005	0.01	0.12	0.13	0.01	0.03	0.04	—	483	483	0.04	0.08	0.03	507	
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.58	3.58	< 0.005	< 0.005	0.01	3.63	
Vendor	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	0.00	
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.2	13.2	< 0.005	< 0.005	0.01	13.9	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.60	
Vendor	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	0.00	
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.19	2.19	< 0.005	< 0.005	< 0.005	2.30	

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.59	0.59	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.01	130
Vendor	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	0.00

Hauling	0.05	0.01	0.62	0.26	< 0.005	0.01	0.12	0.13	0.01	0.03	0.04	—	483	483	0.04	0.08	0.03	507
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.58	3.58	< 0.005	< 0.005	0.01	3.63
Vendor	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	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.2	13.2	< 0.005	< 0.005	0.01	13.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.60
Vendor	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	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.19	2.19	< 0.005	< 0.005	< 0.005	2.30

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.5	64.5	< 0.005	< 0.005	0.01	65.2
Vendor	0.01	< 0.005	0.07	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.8	64.8	< 0.005	0.01	< 0.005	67.6
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Hauling	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	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Dust From Material Movement:	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement:	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.5	64.5	< 0.005	< 0.005	0.01	65.2
Vendor	0.01	< 0.005	0.07	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.8	64.8	< 0.005	0.01	< 0.005	67.6
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Hauling	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	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.39	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	96.7	96.7	< 0.005	< 0.005	0.01	97.9
Vendor	0.01	< 0.005	0.07	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.8	64.8	< 0.005	0.01	< 0.005	67.6
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.54
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.37
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Hauling	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	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719

Dust From Material Movement:	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement:	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement:	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.39	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	96.7	96.7	< 0.005	< 0.005	0.01	97.9
Vendor	0.01	< 0.005	0.07	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.8	64.8	< 0.005	0.01	< 0.005	67.6
Hauling	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	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.54
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.37
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Hauling	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	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.18	0.15	1.53	1.91	< 0.005	0.07	—	0.07	0.06	—	0.06	—	357	357	0.01	< 0.005	—	359
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.28	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	0.18	2.77	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	625	625	0.01	0.02	2.56	634
Vendor	0.02	0.01	0.25	0.12	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	231	231	0.01	0.03	0.62	241
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	0.20	2.39	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	595	595	0.01	0.02	0.07	602
Vendor	0.02	0.01	0.26	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	231	231	0.01	0.03	0.02	241
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.06	0.69	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	165	165	< 0.005	0.01	0.30	167
Vendor	0.01	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.3	63.3	< 0.005	0.01	0.07	66.0
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.4	27.4	< 0.005	< 0.005	0.05	27.7
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.01	10.9
Hauling	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	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.53	1.91	< 0.005	0.07	—	0.07	0.06	—	0.06	—	357	357	0.01	< 0.005	—	359
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.28	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	0.18	2.77	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	625	625	0.01	0.02	2.56	634
Vendor	0.02	0.01	0.25	0.12	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	231	231	0.01	0.03	0.62	241
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	0.20	2.39	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	595	595	0.01	0.02	0.07	602
Vendor	0.02	0.01	0.26	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	231	231	0.01	0.03	0.02	241
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.06	0.69	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	165	165	< 0.005	0.01	0.30	167
Vendor	0.01	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.3	63.3	< 0.005	0.01	0.07	66.0
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.4	27.4	< 0.005	< 0.005	0.05	27.7
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.01	10.9
Hauling	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	0.00

3.9. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.63	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	1.05	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	237	237	< 0.005	0.01	0.97	241
Vendor	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	0.00
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.13	3.13	< 0.005	< 0.005	0.01	3.18
Vendor	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	0.00
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.52	0.52	< 0.005	< 0.005	< 0.005	0.53
Vendor	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	0.00
Hauling	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	0.00

3.10. Paving (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.63	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	1.05	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	237	237	< 0.005	0.01	0.97	241
Vendor	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	0.00
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.13	3.13	< 0.005	< 0.005	0.01	3.18
Vendor	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	0.00
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.52	0.52	< 0.005	< 0.005	< 0.005	0.53
Vendor	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	0.00
Hauling	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	0.00

3.11. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	41.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.55	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	125	125	< 0.005	< 0.005	0.51	127

Vendor	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	0.00	0.00
Hauling	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	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.65	1.65	< 0.005	< 0.005	< 0.005	1.67	
Vendor	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	0.00	
Hauling	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	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.27	0.27	< 0.005	< 0.005	< 0.005	0.28	
Vendor	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	0.00	
Hauling	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	0.00	

3.12. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architect ural Coatings	—	41.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.55	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	125	125	< 0.005	< 0.005	0.51	127
Vendor	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	0.00
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.65	1.65	< 0.005	< 0.005	< 0.005	1.67

Vendor	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	0.00	0.00
Hauling	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	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.27	0.27	< 0.005	< 0.005	< 0.005	0.28	
Vendor	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	0.00	
Hauling	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	0.00	

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	1.75	1.61	1.08	12.1	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,968	2,968	0.15	0.12	11.3	3,019
General Office Building	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	0.00
Total	1.75	1.61	1.08	12.1	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,968	2,968	0.15	0.12	11.3	3,019
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	1.73	1.59	1.18	11.3	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,854	2,854	0.15	0.12	0.29	2,896

General Office Building	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	0.00	0.00
Total	1.73	1.59	1.18	11.3	0.03	0.02	2.69	2.71	0.02	0.68	0.70	—	2,854	2,854	0.15	0.12	0.29	2,896	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Apartments Low Rise	0.28	0.26	0.19	1.89	< 0.005	< 0.005	0.44	0.44	< 0.005	0.11	0.11	—	428	428	0.02	0.02	0.72	435	
General Office Building	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	0.00	
Total	0.28	0.26	0.19	1.89	< 0.005	< 0.005	0.44	0.44	< 0.005	0.11	0.11	—	428	428	0.02	0.02	0.72	435	

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	1.25	1.15	0.77	8.60	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,119	2,119	0.10	0.08	8.04	2,155
General Office Building	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	0.00
Total	1.25	1.15	0.77	8.60	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,119	2,119	0.10	0.08	8.04	2,155
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	1.24	1.14	0.84	8.10	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,038	2,038	0.11	0.09	0.21	2,068

General Office Building	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	0.00
Total	1.24	1.14	0.84	8.10	0.02	0.01	1.92	1.93	0.01	0.49	0.50	—	2,038	2,038	0.11	0.09	0.21	2,068
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.20	0.18	0.14	1.35	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	305	305	0.02	0.01	0.51	310
General Office Building	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	0.00
Total	0.20	0.18	0.14	1.35	< 0.005	< 0.005	0.31	0.32	< 0.005	0.08	0.08	—	305	305	0.02	0.01	0.51	310

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	231	231	0.02	< 0.005	—	232
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	40.9	40.9	< 0.005	< 0.005	—	41.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	272	272	0.03	< 0.005	—	273
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	231	231	0.02	< 0.005	—	232
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	40.9	40.9	< 0.005	< 0.005	—	41.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	272	272	0.03	< 0.005	—	273
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	38.2	38.2	< 0.005	< 0.005	—	38.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	6.76	6.76	< 0.005	< 0.005	—	6.80
Total	—	—	—	—	—	—	—	—	—	—	—	—	45.0	45.0	< 0.005	< 0.005	—	45.2

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	231	231	0.02	< 0.005	—	232
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	40.9	40.9	< 0.005	< 0.005	—	41.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	272	272	0.03	< 0.005	—	273
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	231	231	0.02	< 0.005	—	232
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	40.9	40.9	< 0.005	< 0.005	—	41.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	272	272	0.03	< 0.005	—	273
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	38.2	38.2	< 0.005	< 0.005	—	38.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	6.76	6.76	< 0.005	< 0.005	—	6.80
Total	—	—	—	—	—	—	—	—	—	—	—	—	45.0	45.0	< 0.005	< 0.005	—	45.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.03	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330
General Office Building	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.5	19.5	< 0.005	< 0.005	—	19.5
Total	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	349	349	0.03	< 0.005	—	350
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.03	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330
General Office Building	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.5	19.5	< 0.005	< 0.005	—	19.5
Total Annual	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	349	349	0.03	< 0.005	—	350
Apartments Low Rise	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.5	54.5	< 0.005	< 0.005	—	54.7
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.23	3.23	< 0.005	< 0.005	—	3.24
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.7	57.7	0.01	< 0.005	—	57.9

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.03	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330
General Office Building	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.5	19.5	< 0.005	< 0.005	—	19.5
Total	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	349	349	0.03	< 0.005	—	350
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	0.03	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330
General Office Building	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.5	19.5	< 0.005	< 0.005	—	19.5
Total	0.03	0.02	0.28	0.12	< 0.005	0.02	—	0.02	0.02	—	0.02	—	349	349	0.03	< 0.005	—	350
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.5	54.5	< 0.005	< 0.005	—	54.7
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.23	3.23	< 0.005	< 0.005	—	3.24
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.7	57.7	0.01	< 0.005	—	57.9

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipme	0.36	0.34	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.99	9.99	< 0.005	< 0.005	—	10.0
Total	0.36	1.08	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.99	9.99	< 0.005	< 0.005	—	10.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	0.74	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipme nt	0.04	0.04	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.13	1.13	< 0.005	< 0.005	—	1.14
Total	0.04	0.18	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.13	1.13	< 0.005	< 0.005	—	1.14

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
--------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.36	0.34	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.99	9.99	< 0.005	< 0.005	—	10.0
Total	0.36	1.08	0.04	3.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	9.99	9.99	< 0.005	< 0.005	—	10.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.69	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	0.74	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	0.04	0.04	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.13	1.13	< 0.005	< 0.005	—	1.14
Total	0.04	0.18	< 0.005	0.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.13	1.13	< 0.005	< 0.005	—	1.14

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	4.53	15.4	19.9	0.47	0.01	—	34.9
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.82	2.77	3.59	0.08	< 0.005	—	6.30
Total	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	4.53	15.4	19.9	0.47	0.01	—	34.9
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.82	2.77	3.59	0.08	< 0.005	—	6.30
Total	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.75	2.54	3.30	0.08	< 0.005	—	5.78
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.14	0.46	0.59	0.01	< 0.005	—	1.04
Total	—	—	—	—	—	—	—	—	—	—	—	0.89	3.00	3.89	0.09	< 0.005	—	6.82

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	4.53	15.4	19.9	0.47	0.01	—	34.9
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.82	2.77	3.59	0.08	< 0.005	—	6.30
Total	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	4.53	15.4	19.9	0.47	0.01	—	34.9
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.82	2.77	3.59	0.08	< 0.005	—	6.30
Total	—	—	—	—	—	—	—	—	—	—	—	5.35	18.1	23.5	0.55	0.01	—	41.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	0.75	2.54	3.30	0.08	< 0.005	—	5.78
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.14	0.46	0.59	0.01	< 0.005	—	1.04
Total	—	—	—	—	—	—	—	—	—	—	—	0.89	3.00	3.89	0.09	< 0.005	—	6.82

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1.20	0.00	1.20	0.12	0.00	—	4.21
Total	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1.20	0.00	1.20	0.12	0.00	—	4.21
Total	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	5.38	0.00	5.38	0.54	0.00	—	18.8
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.70
Total	—	—	—	—	—	—	—	—	—	—	—	5.58	0.00	5.58	0.56	0.00	—	19.5

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1.20	0.00	1.20	0.12	0.00	—	4.21
Total	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1.20	0.00	1.20	0.12	0.00	—	4.21
Total	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	—	5.38	0.00	5.38	0.54	0.00	—	18.8
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.70
Total	—	—	—	—	—	—	—	—	—	—	—	5.58	0.00	5.58	0.56	0.00	—	19.5

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme nt Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
---------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	1/15/2024	5.00	10.0	—
Site Preparation	Site Preparation	1/16/2024	1/17/2024	5.00	1.00	—
Grading	Grading	1/18/2024	1/20/2024	5.00	2.00	—
Building Construction	Building Construction	1/21/2024	6/9/2024	5.00	100	—
Paving	Paving	6/10/2024	6/17/2024	5.00	5.00	—
Architectural Coating	Architectural Coating	6/18/2024	6/25/2024	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	6.80	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	2.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2

Grading	Vendor	2.00	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	46.1	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	7.13	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	9.23	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	6.80	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—

Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	2.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	2.00	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	46.1	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	7.13	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	9.23	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	59,991	19,997	3,600	1,200	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	271	—
Site Preparation	—	—	0.50	0.00	—
Grading	—	—	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Low Rise	—	0%
General Office Building	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Low Rise	461	513	396	167,601	3,415	3,798	2,930	1,241,117
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Low Rise	329	366	282	119,667	2,438	2,711	2,092	886,158
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Low Rise	—

Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	63
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	63
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
59990.625	19,997	3,600	1,200	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	241,608	349	0.0330	0.0040	1,027,258
General Office Building	42,769	349	0.0330	0.0040	60,832

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	241,608	349	0.0330	0.0040	1,027,258
General Office Building	42,769	349	0.0330	0.0040	60,832

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	2,364,116	0.00
General Office Building	426,561	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	2,364,116	0.00
General Office Building	426,561	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	60.3	—
General Office Building	2.23	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	60.3	—
General Office Building	2.23	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
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Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
----------------	-----------	--------	--------------------------	------------------------------	------------------------------

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
-----------	--------	------------------------------	------------------------------

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	8.99	annual days of extreme heat
Extreme Precipitation	3.50	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.29	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A

Air Quality Degradation	1	1	1	2
-------------------------	---	---	---	---

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	35.2
AQ-PM	58.4
AQ-DPM	84.0
Drinking Water	58.5
Lead Risk Housing	71.4
Pesticides	0.00
Toxic Releases	90.3
Traffic	74.8
Effect Indicators	—
CleanUp Sites	83.0
Groundwater	49.8
Haz Waste Facilities/Generators	90.5
Impaired Water Bodies	12.5
Solid Waste	98.3

Sensitive Population	—
Asthma	39.8
Cardio-vascular	35.2
Low Birth Weights	33.9
Socioeconomic Factor Indicators	—
Education	79.4
Housing	98.1
Linguistic	51.1
Poverty	85.6
Unemployment	2.73

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	4.2858976
Employed	41.16514821
Median HI	17.41306301
Education	—
Bachelor's or higher	16.10419607
High school enrollment	12.79353266
Preschool enrollment	75.45232901
Transportation	—
Auto Access	30.23225972
Active commuting	85.88476838
Social	—
2-parent households	42.78198383

Voting	7.814705505
Neighborhood	—
Alcohol availability	24.27819838
Park access	81.35506224
Retail density	87.80957269
Supermarket access	70.51199795
Tree canopy	19.08122674
Housing	—
Homeownership	8.623123316
Housing habitability	4.414217888
Low-inc homeowner severe housing cost burden	8.084178109
Low-inc renter severe housing cost burden	33.59425125
Uncrowded housing	1.347363018
Health Outcomes	—
Insured adults	4.581034262
Arthritis	68.4
Asthma ER Admissions	73.7
High Blood Pressure	71.3
Cancer (excluding skin)	89.7
Asthma	10.9
Coronary Heart Disease	54.4
Chronic Obstructive Pulmonary Disease	14.4
Diagnosed Diabetes	35.6
Life Expectancy at Birth	52.4
Cognitively Disabled	76.7
Physically Disabled	78.7
Heart Attack ER Admissions	66.1

Mental Health Not Good	6.5
Chronic Kidney Disease	45.1
Obesity	23.9
Pedestrian Injuries	84.2
Physical Health Not Good	11.9
Stroke	34.3
Health Risk Behaviors	—
Binge Drinking	38.6
Current Smoker	4.8
No Leisure Time for Physical Activity	9.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	44.2
Children	2.7
Elderly	91.7
English Speaking	15.9
Foreign-born	78.7
Outdoor Workers	17.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	13.5
Traffic Density	61.9
Traffic Access	71.0
Other Indices	—
Hardship	97.2
Other Decision Support	—
2016 Voting	44.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	73.0
Healthy Places Index Score for Project Location (b)	18.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

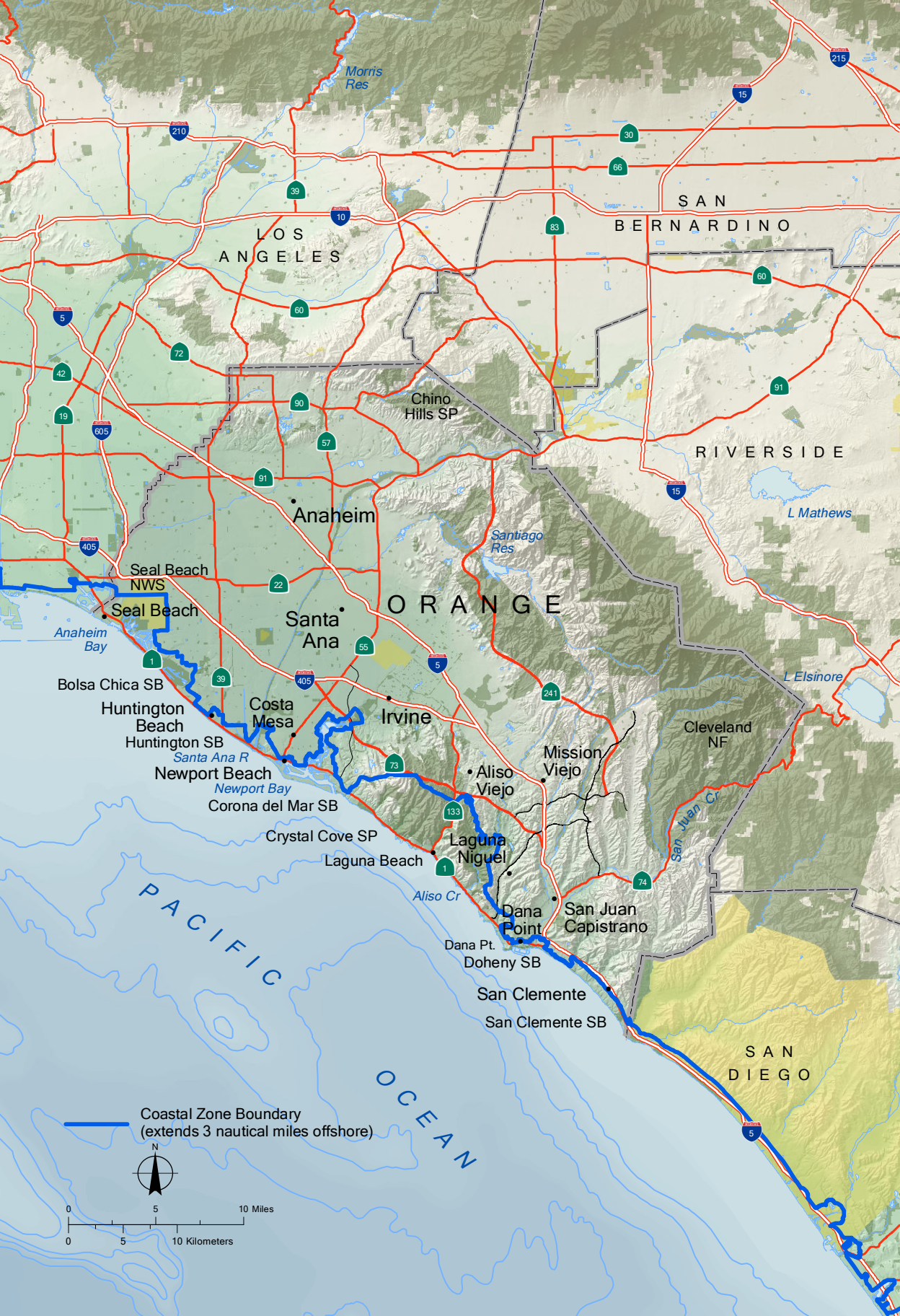
7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

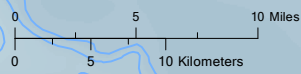
8. User Changes to Default Data

Screen	Justification
Land Use	Rehabilitation of motel into 63 units and new construction of 2,400 SF community center. Modeling the residential units as new construction, which is conservative based on equipment
Operations: Vehicle Data	Default trip rates for residential units and zeroed out trip rates for office building since this is used as surrogate for the resident-serving community center
Operations: Hearths	No fireplaces or wood stoves in the units

Attachment 5. Coastal Zone Management Boundary



Coastal Zone Boundary
(extends 3 nautical miles offshore)



Attachment 6. Limited Asbestos Survey Report



June 30, 2022

Client: National Community Renaissance of California (NCRC)
Co: Quality Inn

Subject: Limited Asbestos Survey Report
Quality Inn – 17251 Beach Boulevard, Huntington Beach, CA 92647

Introduction

This letter report presents the results of the limited asbestos-containing material (ACM) survey conducted by Dynamic Environmental Services, Inc., (DES) for the abatement at the above referenced site. The survey was conducted by personnel accredited as an asbestos inspector under the federal Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act and certified by the California Division of Industrial Relations, Department of Occupational Safety and Health Administration (Cal/OSHA) as a Certified Asbestos Consultant (CAC). The survey was conducted on June 28, 2022, under the supervision of Gerar Jamal (CAC Cert. No. 01-3035).

Methods

The asbestos survey was restricted to the materials to be disturbed by possible abatement. Other areas or materials at the site were not surveyed.

1. Interior: Carpet Mastic, Glue, Grout, Thin Set, Mortar, and Vinyl Flooring/Mastic.

Materials suspected of containing asbestos and scheduled to be disturbed by possible abatement appear in the attached Limited Asbestos Survey Summary Table. Since the asbestos survey was restricted based upon the possible abatement, if revisions to the anticipated abatement are made that impact additional materials or areas, it is important that DES be contacted to review the changes and/or conduct additional asbestos survey work to address potential impacts to untested materials.

Materials to be disturbed by possible repairs and suspected of containing asbestos were sampled in accordance with the federal EPA AHERA protocols. Suspect materials were grouped and classified as homogeneous materials based on their color, texture and time of construction (i.e., similar appearing materials in different construction phases of a building are classified as separate materials) and samples representative of the materials were collected. Materials determined by the inspector to be non-suspect, such as wood, metal, glass, and fiberglass insulation, were not sampled. Because destructive investigation was not conducted, additional untested materials may be present behind walls, column enclosures or similar areas, or in inaccessible areas such as locked rooms.

Asbestos samples were collected in such a manner as to minimize release of the material into the surroundings. Material type, sample number, sample location and other pertinent information were recorded at the time of sampling. Each sample was placed in an airtight polyethylene bag labeled with a unique sample number and submitted to a NVLAP-accredited laboratory for analysis. Samples were analyzed in accordance with EPA Method 600/R-93-116, using polarized light microscopy (PLM) with dispersion staining and using visual area estimation to determine percent asbestos content. This method allows for the identification of the primary types of asbestos used in building materials. The lower limit of detection for this method is one percent. Samples containing less than one percent asbestos by PLM with visual area estimation are reported as Trace.

Findings

Asbestos **was not** identified in the materials and units and/or areas sampled, at the subject property.

Detailed laboratory reports and completed Sampling Data Forms are contained in Attachment A.

Conclusions

Since appropriate sampling and analytical protocols were utilized, and asbestos was not detected in the materials sampled at the site, these materials are not subject to the regulatory controls that would apply to asbestos containing materials.

For detailed regulatory requirements in specific situations, DES should be consulted, or the applicable regulations should be examined.

Limitations

DES did not disassemble building equipment; such as fans, ducts, and electrical equipment. Consequently, equipment may contain untested gaskets, packings, internal components, overspray of building materials and the like. If the aforementioned materials or any other untested suspect materials are encountered during abatement, they should be treated as ACM and not disturbed, unless sampling and analysis of the materials proves otherwise. If revisions to the renovation project are made that impact additional materials or areas, it is important that DES be contacted to review the changes and/or conduct additional asbestos survey work to address potential impacts to untested materials.

DES has performed this asbestos sampling in a substantial and workmanlike manner, in accordance with generally accepted methods and practices of the profession, and consistent with that level of care and skill ordinarily exercised by reputable environmental consultants under similar conditions and circumstances. No other representation, guarantee or warranty, express or implied, is included or intended in the asbestos survey report.

Respectfully,
Dynamic Environmental Services, Inc.



Gerar Jamal, Environmental Engineer

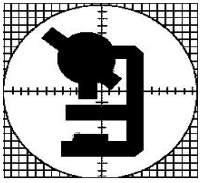
American Indoor Air Quality Council Certified Microbial Consultant (CMC Cert. No. 0708036)
State of California Department of Occupational Safety and Health Administration (CAC Cert No. 01-3035)
State of California Department of Toxic Substances Control Registered Environmental Assessor (REA I #08328)

ATTACHMENTS

Attachment A: Laboratory reports and sampling data forms

ATTACHMENT A

LABORATORY REPORTS AND SAMPLING DATA FORMS



Micron Environmental Labs, Inc.

3565 Lexington Ave. TEL: 626-454-4782
El Monte, CA 91731 FAX: 626-602-9661

Reference Analytical Methods: 40CFR763 App E to Subpart E
EPA 600/R-93/116
NIST-NVLAP Lab Code No. 200294-0
California ELAP Waterboards Cert. No. 2297

Test Report Bulk Asbestos by PLM

Micron Report No. 12222591

Report Date: June 29, 2022

Cust. Project: Quality Inn - Huntington Beach
17251 Beach Blvd., Huntington Beach, CA 92647

Microscopist: David Soliman

Customer: Gerar Jamal
Dynamic Environmental Services, Inc.
P.O. Box 24730
Santa Ana, CA 92799

Date Collected: 6/28/2022
Date Received: 6/29/2022
Date Analyzed: 6/29/2022
No. of Samples: 54

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
1A 983654	(Yellow) Carpet Mastic Room 311	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1B 983655	(Yellow) Carpet Mastic Room 312	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1C 983656	(Yellow) Carpet Mastic Room 313	No	100% Organic Binders	X
Layer#:				
Sample Color: yellow				
Comments:				
1D 983657	(Yellow) Carpet Mastic Room 314	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1E 983658	(Yellow) Carpet Mastic Room 315	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				

Test Report

Bulk Asbestos by PLM

Report Date: *Jun 29, 2022*
 Micron Report No.: *12222591*

Microscopist: *David Soliman*

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
1F 983659	(Yellow) Carpet Mastic Room 316	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1G 983660	(Yellow) Carpet Mastic Room 317	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1H 983661	(Yellow) Carpet Mastic Room 318	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1I 983662	(Yellow) Carpet Mastic Room 319	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1J 983663	(Yellow) Carpet Mastic Room 320	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1K 983664	(Yellow) Carpet Mastic Room 220	No	100% Organic Binders	X
Layer#:				
Sample Color: yellow				
Comments:				
1L 983665	(Yellow) Carpet Mastic Room 219	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: Jun 29, 2022

Micron Report No.: 12222591

Microscopist: David Soliman

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
1M 983666	(Yellow) Carpet Mastic Room 218	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1N 983667	(Yellow) Carpet Mastic Room 217	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1O 983668	(Yellow) Carpet Mastic Room 216	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1P 983669	(Yellow) Carpet Mastic Room 215	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1Q 983670	(Yellow) Carpet Mastic Room 214	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1R 983671	(Yellow) Carpet Mastic Room 211	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
1S 983672	(Yellow) Carpet Mastic Room 210	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: *Jun 29, 2022*
 Micron Report No.: *12222591*

Microscopist: *David Soliman*

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
1T 983673	(Yellow) Carpet Mastic 2nd Floor Storage Closet	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
2A 983674	12"x12" VFT 3rd Floor Storage Closet Floor	No	30% Mineral Filler 70% Organic Binders	X
Layer#: 1				
Sample Color: grey/white				
Comments:				
2A 983674	Mastic 3rd Floor Storage Closet Floor	No	100% Organic Binders	
Layer#: 2				
Sample Color: offwhite				
Comments:				
2B 983675	12"x12" VFT 3rd Floor Storage Closet Floor	No	30% Mineral Filler 70% Organic Binders	
Layer#: 1				
Sample Color: grey/white				
Comments:				
2B 983675	Mastic 3rd Floor Storage Closet Floor	No	100% Organic Binders	
Layer#: 2				
Sample Color: offwhite				
Comments:				
2C 983676	12"x12" VFT 3rd Floor Storage Closet Floor	No	30% Mineral Filler 70% Organic Binders	
Layer#: 1				
Sample Color: grey/white				
Comments:				
2C 983676	Mastic 3rd Floor Storage Closet Floor	No	100% Organic Binders	
Layer#: 2				
Sample Color: offwhite				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: Jun 29, 2022

Micron Report No.: 12222591

Microscopist: David Soliman

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
3A 983677	Threshold Glue Room 327 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3B 983678	Threshold Glue Room 324 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3C 983679	Threshold Glue Room 309 Bath/Living Room	No	100% Organic Binders	X
Layer#:				
Sample Color: beige				
Comments:				
3D 983680	Threshold Glue Room 305 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3E 983681	Threshold Glue Room 207 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3F 983682	Threshold Glue Room 208 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3G 983683	Threshold Glue Room 212 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: Jun 29, 2022

Micron Report No.: 12222591

Microscopist: David Soliman

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
3H 983684	Threshold Glue Room 221 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3I 983685	Threshold Glue Room 225 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: beige				
Comments:				
3J 983686	Threshold Glue Room 108 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: grey				
Comments:				
3K 983687	Threshold Glue Room 110 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: grey				
Comments:				
3L 983688	Threshold Glue Room 111 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: grey				
Comments:				
3M 983689	Threshold Glue Room 124 Bath/Living Room	No	100% Organic Binders	
Layer#:				
Sample Color: grey				
Comments:				
4A 983690	Grout (Gray) Front Lobby Room	No	100% Mineral Filler	X
Layer#:				
Sample Color: grey				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: *Jun 29, 2022*

Micron Report No.: *12222591*

Microscopist: *David Soliman*

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
4B 983691	Grout (Gray) Front Lobby Room	No	100% Mineral Filler	
Layer#:				
Sample Color: grey				
Comments:				
4C 983692	Grout (Gray) Front Lobby Room	No	100% Mineral Filler	
Layer#:				
Sample Color: grey				
Comments:				
5A 983693	Thinset (White) Front Lobby Room	No	100% Mineral Filler	
Layer#:				
Sample Color: white				
Comments:				
5B 983694	(White) Thinset Front Lobby Under Ceramics	No	100% Mineral Filler	
Layer#:				
Sample Color: white				
Comments:				
5C 983695	(White) Thinset Front Lobby Under Ceramics	No	100% Mineral Filler	
Layer#:				
Sample Color: white				
Comments:				
6A 983696	(Gray) Mortar Front Lobby Under Ceramics	No	100% Mineral Filler	
Layer#:				
Sample Color: grey				
Comments:				
6B 983697	(Gray) Mortar Front Lobby Under Ceramics	No	100% Mineral Filler	
Layer#:				
Sample Color: grey				
Comments:				

Test Report

Bulk Asbestos by PLM

Report Date: *Jun 29, 2022*
 Micron Report No.: *12222591*

Microscopist: *David Soliman*

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
6C 983698	(Gray) Mortar Front Lobby Under Ceramics	No	100% Mineral Filler	
Layer#:				
Sample Color: grey				
Comments:				
7A 983699	VSF (Gray/White) Janitor's Laundry Room Floor	No	60% Cellulose 40% Organic Binders	
Layer#:				
Sample Color: white				
Comments:				
7B 983700	VSF (Gray/White) Janitor's Laundry Room Floor	No	60% Cellulose 40% Organic Binders	
Layer#:				
Sample Color: white				
Comments:				
7C 983701	VSF (Gray/White) Janitor's Laundry Room Floor	No	60% Cellulose 40% Organic Binders	
Layer#:				
Sample Color: white				
Comments:				
8A 983702	(Tan) Mastic Janitor's Laundry Room Floor	No	100% Organic Binders	X
Layer#:				
Sample Color: yellow				
Comments:				
8B 983703	(Tan) Mastic Janitor's Laundry Room Floor	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				
8C 983704	(Tan) Mastic Janitor's Laundry Room Floor	No	100% Organic Binders	
Layer#:				
Sample Color: yellow				
Comments:				

Test Report Bulk Asbestos by PLM

Report Date: Jun 29, 2022

Micron Report No.: 12222591

Microscopist: David Soliman

Cust ID No.

Asbestos

Micron ID No.

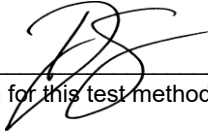
Sample Description and Location

Detected?

Analytical Results

QC'd?

Microscopist: _____



The limit of detection for this test method is less than one percent (<1%) asbestos by calibrated visual area estimate.

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California

12222591



Company Dynamic Enviro.

No. of Samples 51 14-BC

For Lab Use Only

Client Project No. Quality Inn -- Huntington Beach

Micron Job No.

Client Project Ref. 17251 Beach Blvd, Huntington Beach CA 92647

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

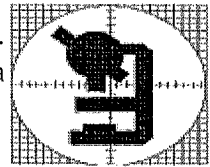
Sample Data Log

	Date Collected	Client Sample ID	Sample Location	Sample Description	Analytical Result
1	6/28/22	1A	Room 311 (Yellow)	Carpent Mastic	6000 μ
2	↓	1B	312	↓	↓
3		1C	313		
4		1D	314		
5		1E	315		
6		1F	316		
7		1G	317		
8		1H	318		
9		1I	319		
10		1J	320		
11		1K	220		
12		1L	219		
13		1M	218		
14		1N	217		
15		1O	216		
16		1P	215		
17		1Q	214		
18		1R	211		
19		1S	210		
20		1T	2nd floor storage closet		

Relinquished by <u>[Signature]</u>	Date <u>6/28/2022</u>	Time
Received by <u>[Signature]</u>	Date <u>6-28-22</u>	Time <u>8:00 am</u>

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic Enviro.

No. of Samples 57 1A - 8C

For Lab Use Only

Client Project No. _____

Micron Job No. _____

Client Project Ref. _____

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

	Date Collected	Client Sample ID	Sample Location	Sample Description	Analytical Result
21	6/28/22	2A	3rd Floor storage closet	floor 12"x12" VFT	10 ϕ
2		2B	↓ ↓	↓ ↓	↓
3		2C	↓ ↓	↓ ↓	↓
4		3A	threshold @ glue Room 327	Beath/Living RM	1500 ϕ
5		3B		324	
6		3C		309	
7		3D		305	
8		3E		207	
9		3F		208	
30		3G		212	
11		3H		221	
12		3I		225	
13		3J		108	
14		3K		110	
15		3L		111	
16		3M	↓	124	↓
17		4A	Front Lobby Room	Grout (Gray)	1000 ϕ
18		4B	↓ ↓	↓ ↓	↓
19		4C	↓ ↓	↓ ↓	↓
40		5A	↓ ↓	Thin set (White)	1000 ϕ

Relinquished by [Signature]

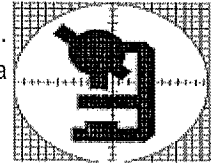
Date 6/28/2022 Time _____

Received by [Signature]

Date 6-28-22 Time 8:00am

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic Enviro.

No. of Samples (51) 1A-8C

For Lab Use Only

Client Project No. _____

Micron Job No. _____

Client Project Ref. _____

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

	Date Collected	Client Sample ID	Sample Location	Sample Description	Analytical Result
41	6/28/22	5B	Front Lobby ^{under} ^{ceramics}	(white) Thin set	1000 μ
2	↓	5C	↓	↓ Motor	↓
3	↓	6A	↓	(Gray) Motor	↓
4	↓	6B	↓	↓	↓
5	↓	6C	↓	↓	↓
6	↓	7A	Janitors Laundry Room floor	VSF (Gray/white)	500 μ
7	↓	7B	↓	↓	↓
8	↓	7C	↓	↓	↓
9	↓	8A	↓	(Tan) Mastic	↓
10	↓	8B	↓	↓	↓
11	↓	8C	↓	↓	↓
12					
13					
14					
15					
16					
17					
18					
19					
20					

(51)

Relinquished by [Signature]

Date 6/28/2022

Time _____

Received by DG

Date 6-28-22

Time 8:00 am

Attachment 7. Limited Lead Survey Report



Project No.: LAS-14823

January 26, 2023

Client: National Community Renaissance of California (NCRC)
Subject: Limited Lead Survey Report
Quality Inn – 17251 Beach Boulevard, Huntington Beach, CA 92647

Introduction

This letter summarizes the Lead-Based Paint (LBP) Survey performed by Dynamic Environmental Services, Inc., (DES) at the above referenced property. The survey was performed on January 25, 2023, by Ryan Wood, under the supervision of Thair Daoud of DES. Mr. Daoud is a State of California Department of Public Health (DPH) Certified Lead-Based Paint Inspector/Assessor (Cert. No. I-24686). This Limited Lead-Based Paint Survey was performed in response to concerns that interior/exterior painted surfaces/components within the subject property may potentially contain lead-based paint (LBP) that may be disturbed during renovation activities.

Methods

The limited LBP survey was restricted to the materials to be disturbed by possible renovations. Other areas or materials at the site were not surveyed.

1. *Interior:* Ceramic Tile.
2. *Exterior:* Stucco, and Wood & Metal Components.

Materials suspected of containing LBP and scheduled to be disturbed by possible renovations appear in the attached LBP XRF Survey Table. Since the LBP survey was restricted based upon the planned renovations, if revisions to the anticipated renovations are made that impact additional materials or areas, it is important that DES be contacted to review the changes and/or conduct additional LBP survey work to address potential impacts to untested materials.

No previous LBP survey reports were provided for review.
No as-built construction records were provided for review.

The lead based-paint survey was performed in general conformance with the 1995 HUD Guidelines for the evaluation and control of lead-based paint hazards in housing (1997 revised chapter 7 of the HUD guidelines) and the Department of Health Services (DHS) Title 17 Regulations using a Niton XLP 703A X-Ray Fluorescence (XRF) spectrum analyzer.

Painted or varnished surfaces were analyzed for LBP using a Thermo Scientific NITON[®] XLP 703A X-ray Fluorescence Spectrum Analyzer. The Niton XLP 703A XRF analyzer uses a Cadmium 109 (Cd) isotope radioactive source to ‘excite’ the atomic structure of painted surfaces. Once ‘excited’, lead (Pb) atoms emit unique x-ray fluorescence radiation energy. The radiation detector within the NITON[®] XLP then translates these x-rays into a quantitative measure of lead concentration. If present, the XLP 703A will determine the amount of lead in paint with a 95% confidence level. The lead concentrations are reported in milligrams per square centimeter (mg/cm²).

Measurements were taken at points representative of all painted or varnished surfaces for each different testing combination in the areas inspected. In order to obtain a reading, the XRF analyzer is placed with the face of the instrument flush against the surface to be tested. It is then held in place for the duration of the sample, approximately 8 to 16 source seconds, or until the measurement has reached the acceptable range of accuracy. The sampling time is dependent on the age of the radioactive source inside the XRF.

XRF analysis yields the total lead content of a painted surface, hereby not distinguishing between individual concentrations of painted layers. The XRF was calibrated prior to and post analysis with a National Institute of Standards and Testing (NIST) calibration surface.

The property’s orientation is described using HUD’s recommended guidelines, assigning the letters A, B, C and D to each side. Side A corresponds to the main entrance of the subject building. The remaining side identifications are assigned in a clock-wise manner. Each tested component location is identified using the building’s assigned letter as a reference point.

Findings

A total of 228 XRF readings were collected throughout the subject property. Of the 228 XRF readings taken, 2 contained lead content **greater** than 1.0 milligrams per square centimeter (mg/cm²), which is the current regulatory threshold for the identification of LBP as assessed using an XRF instrument. Additional readings confirmed detectable levels of lead in paint (less 1.0 mg/cm²).

Table 1 below outlines the positive lead concentrations of the samples collected. Detailed XRF Data are contained in Attachment A.

Table 1: LBP XRF Survey

Structure	Location	Side	Condition	Substrate	Lead Concentration (mg/cm ²)
Wall	Exterior West	C	Intact	Ceramic: Pink	6.5
Floor	Exterior West	C	Intact	Ceramic: Pink	4.4

Recommendations

The property owner must maintain all LBP in good condition at all times. Any LBP in poor condition must be stabilized by removal of all loose and flaking paint chips under controlled conditions and application of a primer/encapsulate (seal-coat) over the remaining intact paint.

A contractor performing paint remediation work should follow the OSHA lead standard for the construction industry as well as all applicable local, state and federal regulations. The lead content of the paint should be considered when choosing a method to remove, enclose, encapsulate, or stabilize the paint. Proper waste disposal requirements and worker protection measures must be followed for worker and occupant safety.

Additionally, as of April 22, 2010, the EPA mandates that all contractors performing renovations, repairs or painting in pre-1978 or child-occupied housing must be certified by an accredited training provider to do so under the Renovation, Repair and Painting (RRP) Rule.

Conclusions

Note that paint containing any level of lead is considered to be an occupational hazard for workers involved in the removal/stabilization or disposal of these materials. Removal and disposal of paints containing any detectable amount of lead must be performed in accordance with OSHA and any other applicable regulations.

The HUD Guidelines for lead-containing paint requires a lead hazard abatement activity in cases where lead content is above one half of one percent (0.5%) by weight or equal to or in excess of one milligram per square centimeter (1.0 mg/cm²). This requirement for lead hazard abatement only applies to housing that is administrated or funded by HUD. *Section 1017 of the HUD Guidelines, Residential LBP Reduction Act of 1992*, otherwise known as “Title X”, defines a lead-based paint hazard as “any condition that causes exposure to lead that would result in adverse human health effects” resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a “hazard”, although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard.

The Los Angeles County Department of Health Services (LACDHS), *LA County Code Title 11, Health & Safety, Chapter 11.28, section 11.28.010* defines LBP as paint or other surface coating that contains any amount of lead equal to or in excess of 0.7 mg/cm² or more than one 0.06% by weight. This requirement for lead hazard abatement only applies to public and residential buildings where children are present.

The California Department of Health Services (CADHS) *Title 17 CCR Division 1, Chapter 8, section 35033* defines LBP as paint or other surface coating that contains any amount of lead equal to or in excess of 1.0 mg/cm² or more than 0.5% by weight. This requirement for lead hazard abatement only applies to public and residential buildings.

Additionally, Title X, Section 1018 of the HUD Guidelines has directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, Federally-owned housing, and housing receiving Federal assistance are affected by this rule.

Limitations

DES has performed this LBP Sampling Survey in a substantial and workmanlike manner, in accordance with generally accepted methods and practices of the profession, and consistent with that level of care and skill ordinarily exercised by reputable environmental consultants under similar conditions and circumstances. No other representation, guarantee or warranty, express or implied, is included or intended in the survey report.

Additionally, suspect LBP may be present in the building within inaccessible areas such as hidden or concealed wall cavities, ceilings or floors. Should any suspect LBP be encountered upon exposure of the inaccessible areas, DES recommends sampling and analysis suspect materials to determine the presence or concentration of lead.

The recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. The sample analytical results are only valid for the time and place of collection and DES does not warrant that these results will be repeatable or are representative of past or future conditions.

Respectfully,
Dynamic Environmental Services, Inc.



Thair Daoud
State of California Department of Public Health (Cert No. I-24686)



Gerar Jamal, Environmental Engineer
American Indoor Air Quality Council Certified Microbial Consultant (CMC Cert. No. 0708036)
State of California Department of Occupational Safety and Health Administration (CAC Cert No. 01-3035)
State of California Department of Toxic Substances Control Registered Environmental Assessor (REA I #08328)

Attachment A: XRF Data Forms

ATTACHMENT A
XRF DATA FORMS

Quality Inn
17251 Beach Blvd,
Huntington Beach, CA 92647

Reading No	Time	Component	Substrate	Side	Condition	Color	Room	Results	PbC	PbC Error
1	1/25/23 8:25	ShutterCal						390.65	0.42	0
2	1/25/23 8:30	CALIBRATION						Positive	1	0.1
3	1/25/23 8:31	CALIBRATION						Positive	1	0.1
4	1/25/23 8:32	CALIBRATION						Positive	1	0.1
5	1/25/23 8:33	WALL	CERAMIC	C	INTACT	TAN	101	Negative	0.01	0.03
6	1/25/23 9:00	FLOOR	CERAMIC	B	INTACT	TAN	101	Negative	0.01	0.03
7	1/25/23 9:01	FLOOR	CERAMIC	B	INTACT	GRAY	103	Negative	0	0.02
8	1/25/23 9:02	FLOOR	CERAMIC	B	INTACT	TAN	106	Negative	0.01	0.03
9	1/25/23 9:03	WALL	CERAMIC	D	INTACT	TAN	107	Negative	0.01	0.03
10	1/25/23 9:04	FLOOR	CERAMIC	B	INTACT	TAN	107	Negative	0.01	0.03
11	1/25/23 9:05	FLOOR	CERAMIC	A	INTACT	GRAY	110	Negative	0	0.02
12	1/25/23 9:06	FLOOR	CERAMIC	A	INTACT	GRAY	111	Negative	0	0.02
13	1/25/23 9:07	WALL	CERAMIC	B	INTACT	GRAY	109	Negative	0	0.02
14	1/25/23 9:08	FLOOR	CERAMIC	A	INTACT	GRAY	109	Negative	0	0.02
15	1/25/23 9:09	FLOOR	CERAMIC	A	INTACT	TAN	108	Negative	0.01	0.03
16	1/25/23 9:10	FLOOR	CERAMIC	A	INTACT	GRAY	201	Negative	0	0.02
17	1/25/23 9:11	FLOOR	CERAMIC	A	INTACT	GRAY	203	Negative	0	0.02
18	1/25/23 9:12	FLOOR	CERAMIC	A	INTACT	GRAY	205	Negative	0	0.02
19	1/25/23 9:13	FLOOR	CERAMIC	A	INTACT	TAN	206	Negative	0.01	0.03
20	1/25/23 9:14	FLOOR	CERAMIC	A	INTACT	GRAY	209	Negative	0	0.02
21	1/25/23 9:15	FLOOR	CERAMIC	A	INTACT	GRAY	208	Negative	0	0.02
22	1/25/23 9:16	FLOOR	CERAMIC	A	INTACT	GRAY	212	Negative	0	0.02
23	1/25/23 9:17	FLOOR	CERAMIC	A	INTACT	GRAY	216	Negative	0	0.02
24	1/25/23 9:18	FLOOR	CERAMIC	A	INTACT	GRAY	217	Negative	0	0.02
25	1/25/23 9:19	FLOOR	CERAMIC	A	INTACT	GRAY	220	Negative	0	0.02
26	1/25/23 9:20	FLOOR	CERAMIC	A	INTACT	GRAY	221	Negative	0	0.02
27	1/25/23 9:21	FLOOR	CERAMIC	A	INTACT	GRAY	224	Negative	0	0.02
28	1/25/23 9:22	FLOOR	CERAMIC	A	INTACT	TAN	225	Negative	0.01	0.03
29	1/25/23 9:23	FLOOR	CERAMIC	A	INTACT	GRAY	327	Negative	0	0.02
30	1/25/23 9:24	FLOOR	CERAMIC	A	INTACT	GRAY	326	Negative	0	0.02
31	1/25/23 9:25	FLOOR	CERAMIC	A	INTACT	GRAY	324	Negative	0	0.02
32	1/25/23 9:26	FLOOR	CERAMIC	A	INTACT	GRAY	322	Negative	0	0.02
33	1/25/23 9:27	FLOOR	CERAMIC	A	INTACT	GRAY	318	Negative	0	0.02
34	1/25/23 9:28	FLOOR	CERAMIC	A	INTACT	GRAY	316	Negative	0	0.02
35	1/25/23 9:29	FLOOR	CERAMIC	A	INTACT	GRAY	309	Negative	0	0.02
36	1/25/23 9:30	FLOOR	CERAMIC	A	INTACT	TAN	308	Negative	0.01	0.03
37	1/25/23 9:31	FLOOR	CERAMIC	A	INTACT	GRAY	306	Negative	0	0.02
38	1/25/23 9:32	FLOOR	CERAMIC	A	INTACT	TAN	302	Negative	0.01	0.03
39	1/25/23 9:33	WALL	CERAMIC	A	INTACT	TAN	302	Negative	0.01	0.03
40	1/25/23 9:34	WALL	STUCCO	D	INTACT	GRAY	3RD FLOOR N	Negative	0	0.02
41	1/25/23 9:35	CEILING	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
42	1/25/23 9:36	FLOOR	STUCCO	D	INTACT	BROWN	3RD FLOOR N	Negative	0	0.02
43	1/25/23 9:37	DOOR FRAME	WOOD	D	INTACT	BLUE	3RD FLOOR N	Negative	0	0.02
44	1/25/23 9:38	FIRE EXT BOX	METAL	D	INTACT	RED	3RD FLOOR N	Negative	0	0.02
45	1/25/23 9:39	PILLAR 1	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
46	1/25/23 9:40	PILLAR 2	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
47	1/25/23 9:41	PILLAR 3	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
48	1/25/23 9:42	PILLAR 4	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
49	1/25/23 9:43	PILLAR 5	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
50	1/25/23 9:44	PILLAR 6	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
51	1/25/23 9:45	PILLAR 7	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
52	1/25/23 9:46	PILLAR 8	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
53	1/25/23 9:47	PILLAR 9	STUCCO	D	INTACT	WHITE	3RD FLOOR N	Negative	0	0.02
54	1/25/23 9:48	HANDRAIL 1	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
55	1/25/23 9:49	HANDRAIL 2	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
56	1/25/23 9:50	HANDRAIL 3	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
57	1/25/23 9:51	HANDRAIL 4	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
58	1/25/23 9:52	HANDRAIL 5	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02

Quality Inn
17251 Beach Blvd,
Huntington Beach, CA 92647

59	1/25/23 9:53	HANDRAIL 6	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
60	1/25/23 9:54	HANDRAIL 7	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
61	1/25/23 9:55	HANDRAIL 8	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
62	1/25/23 9:56	HANDRAIL 9	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
63	1/25/23 9:57	STAIRCASE 1	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
64	1/25/23 9:58	STAIRCASE 2	METAL	D	INTACT	BLACK	3RD FLOOR N	Negative	0	0.02
65	1/25/23 9:59	WALL	STUCCO	A	INTACT	GRAY	3RD FLOOR E	Negative	0	0.02
66	1/25/23 10:00	CEILING	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
67	1/25/23 10:01	FLOOR	STUCCO	A	INTACT	BROWN	3RD FLOOR E	Negative	0	0.02
68	1/25/23 10:02	PILLAR 1	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
69	1/25/23 10:03	PILLAR 2	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
70	1/25/23 10:04	PILLAR 3	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
71	1/25/23 10:05	PILLAR 4	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
72	1/25/23 10:06	PILLAR 5	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
73	1/25/23 10:07	PILLAR 6	STUCCO	A	INTACT	WHITE	3RD FLOOR E	Negative	0	0.02
74	1/25/23 10:08	HANDRAIL 1	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
75	1/25/23 10:09	HANDRAIL 2	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
76	1/25/23 10:10	HANDRAIL 3	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
77	1/25/23 10:11	HANDRAIL 4	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
78	1/25/23 10:12	HANDRAIL 5	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
79	1/25/23 10:13	HANDRAIL 6	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
80	1/25/23 10:14	HANDRAIL 7	METAL	A	INTACT	BLACK	3RD FLOOR E	Negative	0	0.02
81	1/25/23 10:15	WALL	STUCCO	A	INTACT	GRAY	3RD FLOOR S	Negative	0	0.02
82	1/25/23 10:16	CEILING	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
83	1/25/23 10:17	FLOOR	STUCCO	B	INTACT	BROWN	3RD FLOOR S	Negative	0	0.02
84	1/25/23 10:18	PILLAR 1	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
85	1/25/23 10:19	PILLAR 2	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
86	1/25/23 10:20	PILLAR 3	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
87	1/25/23 10:21	PILLAR 4	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
88	1/25/23 10:22	PILLAR 5	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
89	1/25/23 10:23	PILLAR 6	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
90	1/25/23 10:24	PILLAR 7	STUCCO	B	INTACT	WHITE	3RD FLOOR S	Negative	0	0.02
91	1/25/23 10:25	HANDRAIL 1	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
92	1/25/23 10:26	HANDRAIL 2	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
93	1/25/23 10:27	HANDRAIL 3	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
94	1/25/23 10:28	HANDRAIL 4	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
95	1/25/23 10:29	HANDRAIL 5	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
96	1/25/23 10:30	HANDRAIL 6	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
97	1/25/23 10:31	HANDRAIL 7	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
98	1/25/23 10:32	STAIRCASE 1	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
99	1/25/23 10:33	STAIRCASE 2	METAL	B	INTACT	BLACK	3RD FLOOR S	Negative	0	0.02
100	1/25/23 10:34	FIRE EX CASE	METAL	B	INTACT	RED	3RD FLOOR S	Negative	0	0.02
101	1/25/23 10:35	DOOR FRAME	WOOD	A	INTACT	BLUE	3RD FLOOR E	Negative	0	0.02
102	1/25/23 10:36	DOOR FRAME	WOOD	B	INTACT	BLUE	3RD FLOOR S	Negative	0	0.02
103	1/25/23 10:37	DOOR FRAME	METAL	B	INTACT	BLUE	3RD FLOOR S	Negative	0	0.02
104	1/25/23 10:38	WALL	STUCCO	B	INTACT	GRAY	2ND FLOOR S	Negative	0	0.02
105	1/25/23 10:39	CEILING	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
106	1/25/23 10:40	FLOOR	STUCCO	B	INTACT	BROWN	2ND FLOOR S	Negative	0	0.02
107	1/25/23 10:41	DOOR FRAME	WOOD	B	INTACT	BLUE	2ND FLOOR S	Negative	0	0.02
108	1/25/23 10:42	DOOR FRAME	METAL	B	INTACT	BLUE	2ND FLOOR S	Negative	0	0.02
109	1/25/23 10:43	FIRE EX CASE	METAL	B	INTACT	RED	2ND FLOOR S	Negative	0	0.02
110	1/25/23 10:44	PILLAR 1	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
111	1/25/23 10:45	PILLAR 2	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
112	1/25/23 10:46	PILLAR 3	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
113	1/25/23 10:47	PILLAR 4	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
114	1/25/23 10:48	PILLAR 5	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
115	1/25/23 10:49	PILLAR 6	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
116	1/25/23 10:50	PILLAR 7	STUCCO	B	INTACT	WHITE	2ND FLOOR S	Negative	0	0.02
117	1/25/23 10:51	HAND RAIL 1	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02

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118	1/25/23 10:52	HAND RAIL 2	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
119	1/25/23 10:53	HAND RAIL 3	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
120	1/25/23 10:54	HAND RAIL 4	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
121	1/25/23 10:55	HAND RAIL 5	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
122	1/25/23 10:56	HAND RAIL 6	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
123	1/25/23 10:57	HAND RAIL 7	METAL	B	INTACT	BLACK	2ND FLOOR S	Negative	0	0.02
124	1/25/23 10:58	WALL	STUCCO	A	INTACT	GRAY	2ND FLOOR E	Negative	0	0.02
125	1/25/23 10:59	CEILING	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
126	1/25/23 11:00	FLOOR	STUCCO	A	INTACT	BROWN	2ND FLOOR E	Negative	0	0.02
127	1/25/23 11:01	DOOR FRAME	WOOD	A	INTACT	BLUE	2ND FLOOR E	Negative	0	0.02
128	1/25/23 11:02	PILLAR 1	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
129	1/25/23 11:03	PILLAR 2	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
130	1/25/23 11:04	PILLAR 3	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
131	1/25/23 11:05	PILLAR 4	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
132	1/25/23 11:06	PILLAR 5	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
133	1/25/23 11:07	PILLAR 6	STUCCO	A	INTACT	WHITE	2ND FLOOR E	Negative	0	0.02
134	1/25/23 11:08	HANDRAIL 1	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
135	1/25/23 11:09	HANDRAIL 2	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
136	1/25/23 11:10	HANDRAIL 3	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
137	1/25/23 11:11	HANDRAIL 4	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
138	1/25/23 11:12	HANDRAIL 5	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
139	1/25/23 11:13	HANDRAIL 6	METAL	A	INTACT	BLACK	2ND FLOOR E	Negative	0	0.02
140	1/25/23 11:14	WALL	STUCCO	D	INTACT	GRAY	2ND FLOOR N	Negative	0	0.02
141	1/25/23 11:15	CEILING	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
142	1/25/23 11:16	FLOOR	STUCCO	D	INTACT	BROWN	2ND FLOOR N	Negative	0	0.02
143	1/25/23 11:17	DOOR FRAME	WOOD	D	INTACT	BLUE	2ND FLOOR N	Negative	0	0.02
144	1/25/23 11:18	STAIRCASE 1	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
145	1/25/23 11:19	STAIRCASE 2	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
146	1/25/23 11:20	FIRE EX CASE	METAL	D	INTACT	RED	2ND FLOOR N	Negative	0	0.02
147	1/25/23 11:21	PILLAR 1	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
148	1/25/23 11:22	PILLAR 2	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
149	1/25/23 11:23	PILLAR 3	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
150	1/25/23 11:24	PILLAR 4	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
151	1/25/23 11:25	PILLAR 5	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
152	1/25/23 11:26	PILLAR 6	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
153	1/25/23 11:27	PILLAR 7	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
154	1/25/23 11:28	PILLAR 8	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
155	1/25/23 11:29	PILLAR 9	STUCCO	D	INTACT	WHITE	2ND FLOOR N	Negative	0	0.02
156	1/25/23 11:30	HANDRAIL 1	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
157	1/25/23 11:31	HANDRAIL 2	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
158	1/25/23 11:32	HANDRAIL 3	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
159	1/25/23 11:33	HANDRAIL 4	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
160	1/25/23 11:34	HANDRAIL 5	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
161	1/25/23 11:35	HANDRAIL 6	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
162	1/25/23 11:36	HANDRAIL 7	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
163	1/25/23 11:37	HANDRAIL 8	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
164	1/25/23 11:38	HANDRAIL 9	METAL	D	INTACT	BLACK	2ND FLOOR N	Negative	0	0.02
165	1/25/23 11:39	WALL	STUCCO	D	INTACT	GRAY	1ST FLOOR N	Negative	0	0.02
166	1/25/23 11:40	WALL	STUCCO	A	INTACT	GRAY	1ST FLOOR E	Negative	0	0.02
167	1/25/23 11:41	WALL	STUCCO	B	INTACT	GRAY	1ST FLOOR S	Negative	0	0.02
168	1/25/23 11:42	CEILING	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
169	1/25/23 11:43	CEILING	STUCCO	A	INTACT	WHITE	1ST FLOOR E	Negative	0	0.02
170	1/25/23 11:44	CEILING	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
171	1/25/23 11:45	PILLAR 1	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
173	1/25/23 11:46	PILLAR 2	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
174	1/25/23 11:47	PILLAR 3	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
175	1/25/23 11:48	PILLAR 4	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
176	1/25/23 11:49	PILLAR 5	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
177	1/25/23 11:50	PILLAR 6	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02

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178	1/25/23 11:51	PILLAR 7	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
179	1/25/23 11:52	PILLAR 8	STUCCO	D	INTACT	WHITE	1ST FLOOR N	Negative	0	0.02
180	1/25/23 11:53	PILLAR 9	CERAMIC	D	INTACT	BROWN	1ST FLOOR N	Negative	0	0.02
181	1/25/23 11:54	PILLAR 1	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
182	1/25/23 11:55	PILLAR 2	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
183	1/25/23 11:56	PILLAR 3	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
184	1/25/23 11:57	PILLAR 4	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
185	1/25/23 11:58	PILLAR 5	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
186	1/25/23 11:59	PILLAR 6	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
187	1/25/23 12:00	PILLAR 7	STUCCO	B	INTACT	WHITE	1ST FLOOR S	Negative	0	0.02
188	1/25/23 12:01	PILLAR 1	STUCCO	A	INTACT	BLACK	1ST FLOOR E	Negative	0	0.02
189	1/25/23 12:02	PILLAR 2	STUCCO	A	INTACT	WHITE	1ST FLOOR E	Negative	0	0.02
190	1/25/23 12:03	PILLAR 3	STUCCO	A	INTACT	WHITE	1ST FLOOR E	Negative	0	0.02
191	1/25/23 12:04	PILLAR 4	STUCCO	A	INTACT	WHITE	1ST FLOOR E	Negative	0	0.02
192	1/25/23 12:05	DOOR FRAME	WOOD	D	INTACT	BLUE	1ST FLOOR N	Negative	0	0.02
193	1/25/23 12:06	DOOR FRAME	WOOD	B	INTACT	BLUE	1ST FLOOR S	Negative	0	0.02
194	1/25/23 12:07	DOOR FRAME	METAL	B	INTACT	BLUE	1ST FLOOR S	Negative	0	0.02
195	1/25/23 12:08	WALL	STUCCO	C	INTACT	GRAY	EXTERIOR W	Negative	0	0.02
196	1/25/23 12:09	WALL	STUCCO	C	INTACT	WHITE	EXTERIOR W	Negative	0	0.02
197	1/25/23 12:10	WALL	CERAMIC	C	INTACT	PINK	EXTERIOR W	Positive	6.5	6.3
198	1/25/23 12:11	FLOOR	CERAMIC	C	INTACT	PINK	EXTERIOR W	Positive	4.6	4.4
199	1/25/23 12:12	WALL	STUCCO	D	INTACT	GRAY	EXTERIOR N	Negative	0	0.02
200	1/25/23 12:13	WALL	STUCCO	A	INTACT	GRAY	EXTERIOR E	Negative	0	0.02
201	1/25/23 12:14	WALL	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
202	1/25/23 12:15	WINDOW CASING 1	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
203	1/25/23 12:16	WINDOW CASING 2	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
204	1/25/23 12:17	WINDOW CASING 3	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
205	1/25/23 12:18	WINDOW CASING 4	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
206	1/25/23 12:19	WINDOW CASING 5	STUCCO	A	INTACT	WHITE	EXTERIOR E	Negative	0	0.02
207	1/25/23 12:20	WALL	STUCCO	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
208	1/25/23 12:21	WINDOW FRAME 1	WOOD	B	INTACT	BROWN	EXTERIOR S	Negative	0.01	0.03
209	1/25/23 12:22	WINDOW FRAME 2	WOOD	B	INTACT	BROWN	EXTERIOR S	Negative	0.01	0.03
210	1/25/23 12:23	WINDOW FRAME 3	WOOD	B	INTACT	BROWN	EXTERIOR S	Negative	0.01	0.03
211	1/25/23 12:24	WINDOW FRAME 4	WOOD	B	INTACT	BROWN	EXTERIOR S	Negative	0.01	0.03
212	1/25/23 12:25	DOOR FRAME 1	METAL	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
213	1/25/23 12:26	DOOR FRAME 2	METAL	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
214	1/25/23 12:27	DOOR FRAME 3	METAL	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
215	1/25/23 12:28	VENT	METAL	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
216	1/25/23 12:29	HAND RAIL	METAL	A	INTACT	BLACK	EXTERIOR E	Negative	0	0.02
217	1/25/23 12:30	HAND RAIL	METAL	B	INTACT	BLACK	EXTERIOR S	Negative	0	0.02
218	1/25/23 12:31	ROLLUP DOOR	METAL	B	INTACT	WHITE	EXTERIOR S	Negative	0	0.02
219	1/25/23 12:32	WINDOW CASING	CERAMIC	B	INTACT	BEIGE	EXTERIOR E	Negative	0	0.02
220	1/25/23 12:33	FLOOR	CERAMIC	A	INTACT	GRAY	FRONT OFFICE	Negative	0	0.02
221	1/25/23 12:35	FLOOR	CERAMIC	A	INTACT	GRAY	BATHROOM	Negative	0	0.02
222	1/25/23 12:36	BASEBOARD	CERAMIC	B	INTACT	WHITE	BATHROOM	Negative	0	0.02
223	1/25/23 12:37	FLOOR	CERAMIC	C	INTACT	WHITE	KITCHEN	Negative	0.01	0.03
224	1/25/23 12:38	BASEBOARD	CERAMIC	C	INTACT	WHITE	KITCHEN	Negative	0	0.02
225	1/25/23 12:39	BASEBOARD	CERAMIC	B	INTACT	WHITE	KITCHEN	Negative	0.01	0.03
226	1/25/23 12:50	CALIBRATION						Positive	1.1	0.1
227	1/25/23 12:51	CALIBRATION						Positive	1	0.1
228	1/25/23 12:52	CALIBRATION						Positive	1	0.1

TOTAL READINGS	228
CALIBRATIONS	7
ACTUAL READINGS	221
POSITIVE READINGS	2

ACTION LEVEL	1
UNITS	ug/cm2

Attachment 8. USFWS IPaC Database Search

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

2777 Bank Avenue Suite 200
Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

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 species¹ 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 Fisheries²).

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:

Mammals

NAME	STATUS
<p>Pacific Pocket Mouse <i>Perognathus longimembris pacificus</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8080</p>	Endangered

Birds

NAME	STATUS
<p>California Least Tern <i>Sterna antillarum browni</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104</p>	Endangered
<p>Coastal California Gnatcatcher <i>Polioptila californica californica</i></p> <p>Wherever found</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178</p>	Threatened
<p>Least Bell's Vireo <i>Vireo bellii pusillus</i></p> <p>Wherever found</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945</p>	Endangered
<p>Light-footed Clapper Rail <i>Rallus longirostris levipes</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6035</p>	Endangered

Southwestern Willow Flycatcher *Empidonax traillii extimus* **Endangered**

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6749>

Western Snowy Plover *Charadrius nivosus nivosus* **Threatened**

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/8035>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus* **Candidate**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Crustaceans

NAME

STATUS

San Diego Fairy Shrimp *Branchinecta sandiegonensis* **Endangered**

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6945>

Flowering Plants

NAME

STATUS

Salt Marsh Bird's-beak *Cordylanthus maritimus* ssp. **Endangered**

maritimus

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6447>

San Diego Button-celery *Eryngium aristulatum* var. *parishii* **Endangered**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5937>

Ventura Marsh Milk-vetch *Astragalus pycnostachyus* var. **Endangered**
lanosissimus
Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/1160>

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.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the [Bald and Golden Eagle Protection Act](#) and the [Migratory Bird Treaty Act](#).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

There are bald and/or golden eagles in your project area.

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
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p>	Breeds Jan 1 to Aug 31

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.

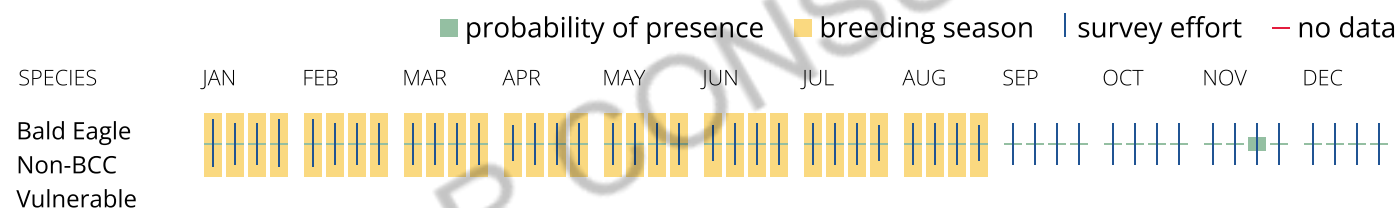
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence 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). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles 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 [Rapid Avian Information Locator \(RAIL\) Tool](#).

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. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

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 <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.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
<p>Allen's Hummingbird <i>Selasphorus sasin</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637</p>	Breeds Feb 1 to Jul 15
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p>	Breeds Jan 1 to Aug 31
<p>Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i></p> <p>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/8</p>	Breeds Apr 1 to Aug 15
<p>Black Oystercatcher <i>Haematopus bachmani</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591</p>	Breeds Apr 15 to Oct 31
<p>Black Skimmer <i>Rynchops niger</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234</p>	Breeds May 20 to Sep 15
<p>Black Swift <i>Cypseloides niger</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878</p>	Breeds Jun 15 to Sep 10

Black Tern <i>Chlidonias niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black Turnstone <i>Arenaria melanocephala</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> 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	Breeds May 20 to Jul 31
Gull-billed Tern <i>Gelochelidon nilotica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 31
Lawrence's Goldfinch <i>Carduelis lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20

- 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>
- Tricolored Blackbird** *Agelaius tricolor* Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
<https://ecos.fws.gov/ecp/species/3910>
- Western Grebe** *Aechmophorus occidentalis* Breeds Jun 1 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/6743>
- Willet** *Tringa semipalmata* Breeds elsewhere
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.

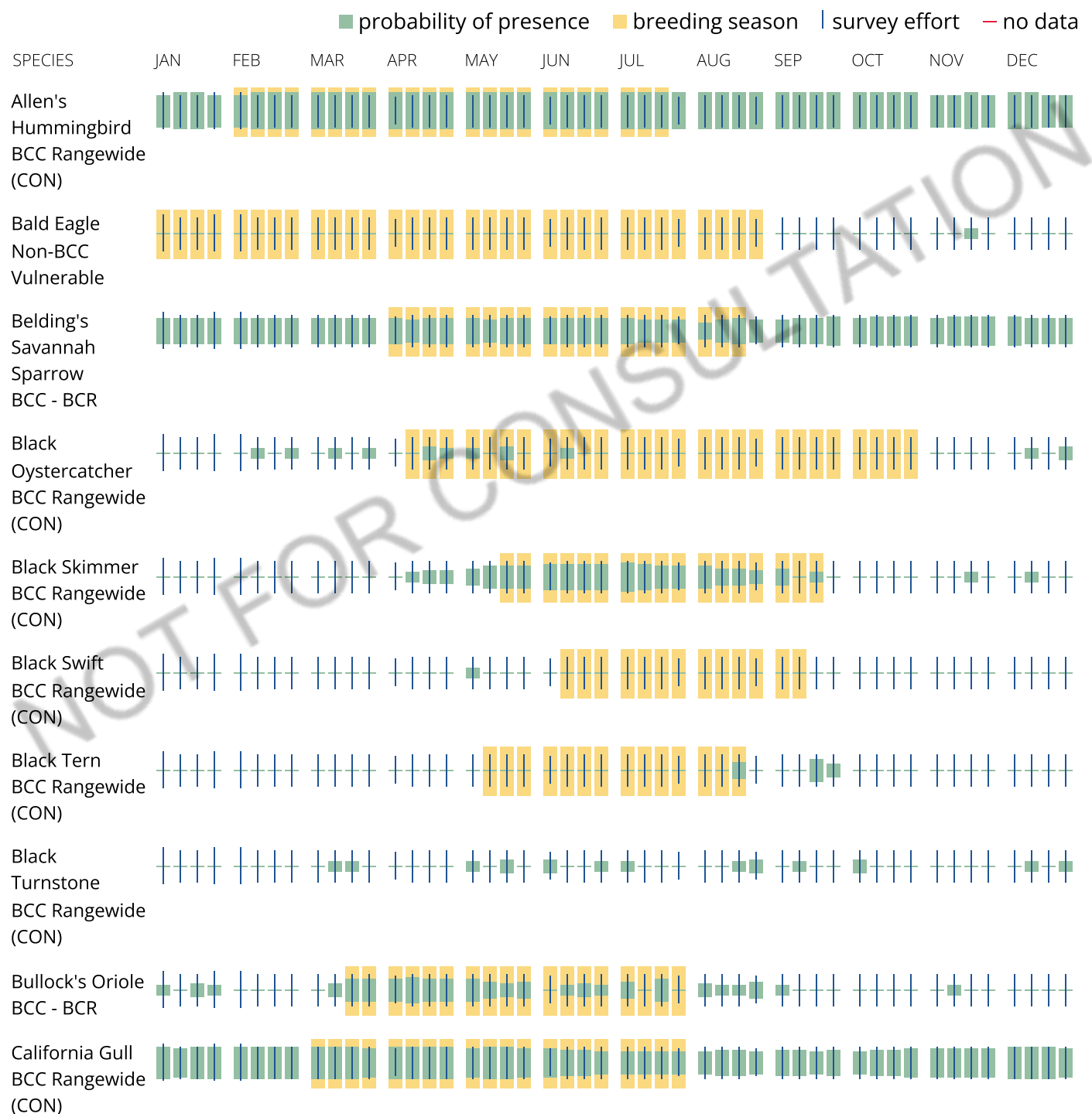
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

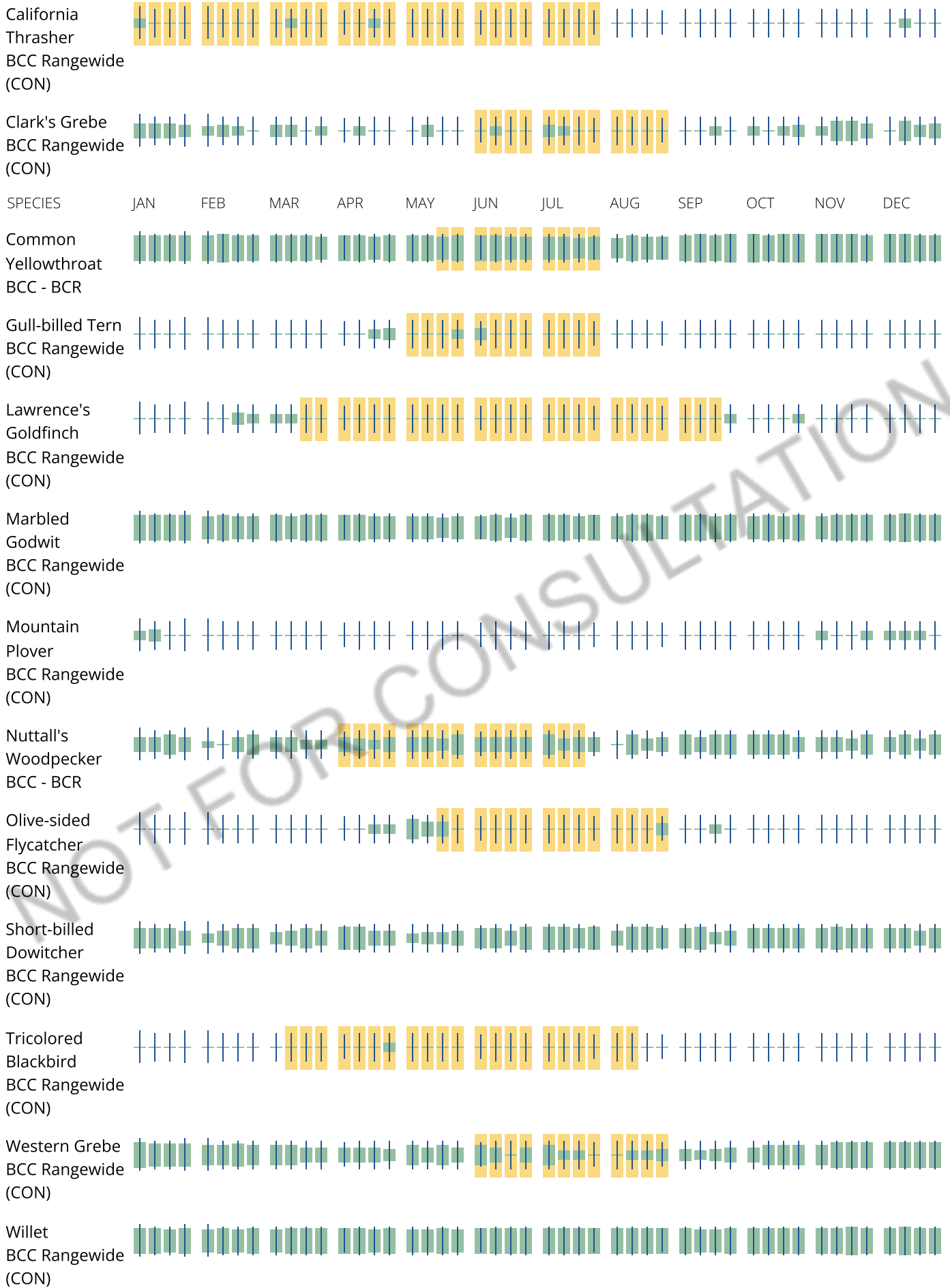
No Data (-)

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.





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 list of migratory birds that potentially occur 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 [Rapid Avian Information Locator \(RAIL\) 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 or migrating in my 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 query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. 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 (NWI)

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](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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 tubercid 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 9. CalEPA Regulated Sites and Chemical Storage Sites

CalEPA Map Screenshot

Location of chemical storage facilities and ASTs within 1 mile of proposed project area



17251 Beach Blvd, Hunti ☰ ✕

136 sites found

Aboveground Petroleum Storage ✕

Chemical Storage Facilities ✕

Did you mean: 📍 17251 Beach Blvd, Huntington Beach, CA 92647 ✕

SS Auto
7572 WARNER AVE
HUNTINGTON BEACH CA 92647

LIGHTNING DIVERSION SYSTEMS LLC
16572 BURKE
HUNTINGTON BEACH CA 92647

Olive Garden #1653
16811 BEACH BLVD
HUNTINGTON BEACH CA 92647

SPROUTS FARMERS MARKET #277
6942 WARNER AVE
HUNTINGTON BEACH CA 92647

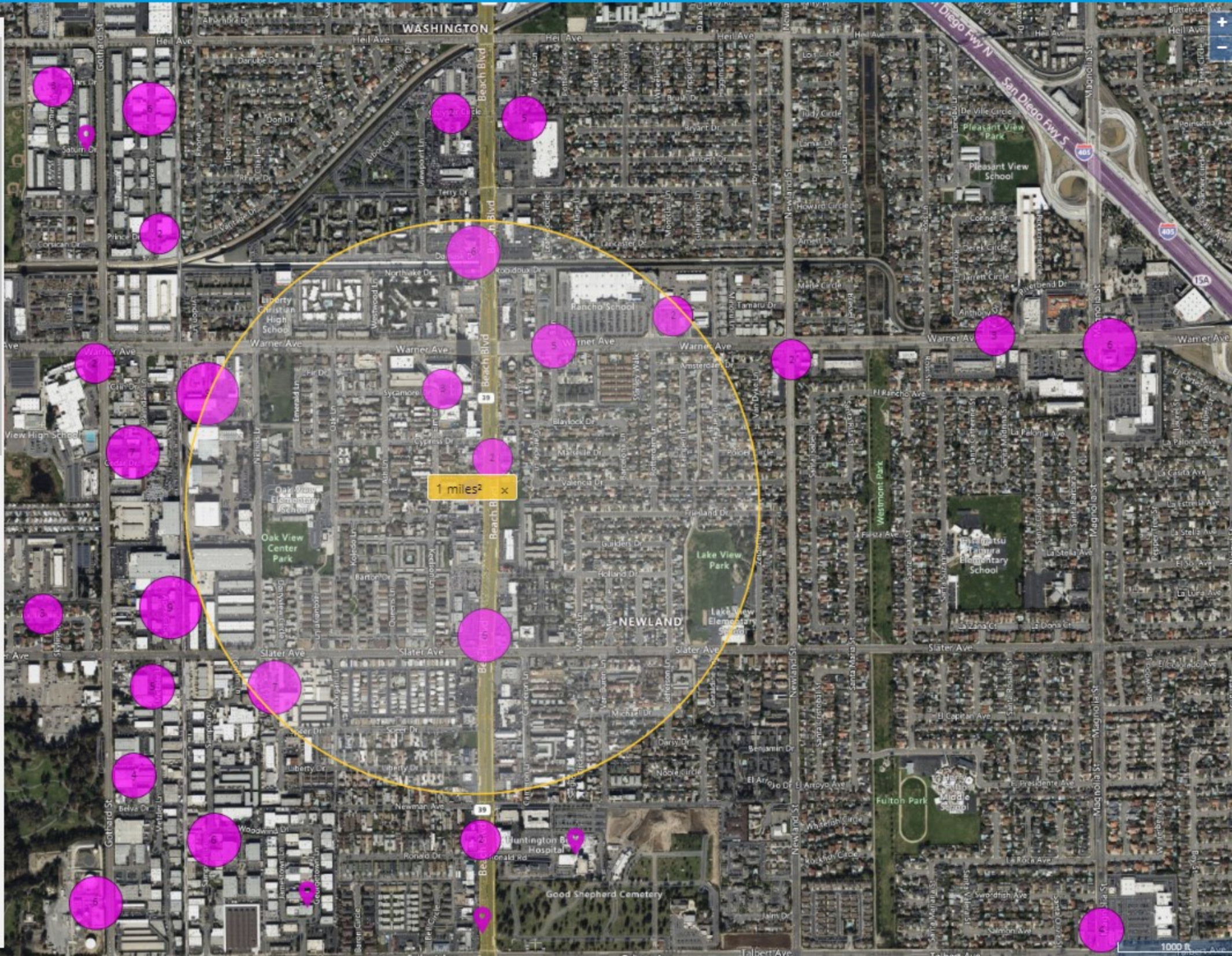
Parking Structure
7842 WARNER AVE
HUNTINGTON BEACH CA 92647

Caliber Collision Centers - Huntington Beach
17411 APEX CIR
HUNTINGTON BEACH CA 92647

Advanced Search Criteria ✕

CRITERIA (0) ▾ FILTERS (2) ▾

- Regulatory Programs 2 ▾
- Aboveground Petroleum Storage 17
- Agriculture Discharge 0
- Animal Wastewater Discharge 0
- Chemical Storage Facilities 130
- Cleanup Program Site 1
- Construction and Industrial Stormwater 0
- Construction Storm Water 0
- Corrective Action 0
- Department Of Defense 0
- Forestry & Silviculture 0
- Hazardous Chemical Management 2
- Hazardous Waste 0
- Hazardous Waste Generator 91
- Hazardous Waste Onsite Treatment 0
- Household Hazardous Waste Collection 1
- Industrial Facility Storm Water 2
- Land Disposal 0
- Land Disposal Site 0
- Leaking Underground Storage 0



	Site Name	Site Address	Chemicals Onsite	Amount/Unit (CalEPA)	Accoding to CPH \$ 51.201	Calcuated Distance	Measured Uistance from Project Site (feet)
1	Huntington Beach Mazda	16800 BEACH BLVD HUNTINGTON BEACH CA 92647	Used Oil Filters	500-999 Pounds	No		
			Petroleum Distillates	600-1199 Gallons	No		
			Ethylene Glycol	12-59 Gallons	No		
			Alkylari Sulfonate	12-59 Gallons	No		
			1,1,1,2-tetrafluoroethane	0-2599 Cubic Feet	No		
2	McDonalds Restaurant	HUNTINGTON BEACH CA 92647	Carbon Dioxide	60-119 Gallons	No		
3	G&M Oil Co. #4	16390 BEACH BLVD HUNTINGTON BEACH CA 92647	WASTE 134 AQUEOUS SOL'N W/LESS 10% ORG	12-59 Gallons	No		
			REGULAR UNLEADED GASOLINE	12000-59999 Gallons	No		
			Propane	0-11 Gallons	Yes	42.25	1,516.47
			PREMIUM UNLEADED GASOLINE	12000-59999 Gallons	No		
			ETHANOL BLEND	12000-59999 Gallons	No		
			DIESEL #2	12000-59999 Gallons	No		
4	Wildwater Express Car Wash	17042 BEACH HUNTINGTON BEACH CA 92647	Propylene glycol, n-propyl ether	60-119 Gallons	Yes	113.94	1,048.69
			propan-2-ol	120-599 Gallons	No		
			Mineral Oil, 2-Butoxyethanol, 2-Propanol	60-119 Gallons	No		
			Light Naphthenic Mineral Oil	60-119 Gallons	No		
			Ethanolamine, Isopropanol	120-599 Gallons	No		
			Amine Oxides, cocoalkyldimethyl	60-119 Gallons	No		
			2-Butoxyethanol	60-119 Gallons	No		
			2-Butoxyethanol	60-119 Gallons	No		
5	Lowe's #1753	8175 WARNER AVE HUNTINGTON BEACH CA 92647	Waste Flammable Liquids, N.O.S.	0-11 Gallons	Yes	42.25	2,094.64
			Propane	120-599 Gallons	Yes	223.4	2,094.64
			Propane	120-599 Gallons	Yes	223.4	2,094.64
			Non-RCRA Hazardous Waste, Liquid	60-119 Gallons	No		
			Mineral Oil	600-1199 Gallons	No		
			Lead Acid Batteries	60-119 Gallons	No		
			Lab-packed Waste Toxic Retail Products	12-59 Gallons	No		
			Lab-packed Waste Flammable Retail Products	12-59 Gallons	No		
			Lab-packed Waste Corrosive (Basic) Retail Products	60-119 Gallons	No		
			Lab-packed Waste Corrosive (Acid) Retail Products	12-59 Gallons	No		
			Lab-packed Waste Aerosol Retail Products	12-59 Gallons	No		
			Diesel Fuel	1200-2999 Gallons	No		
			6	Carl's Jr. #465	8271 WARNER AVE HUNTINGTON BEACH CA	Carbon Dioxide	12-59 Gallons
7	SCE Oceanview Substation	8081 WARNER AVE HUNTINGTON BEACH CA 92648	Sulfur Hexafluoride	0-2599 Cubic Feet	No		
			Petroleum Distillates (Hydrotreated Light Naphthenic)	6000-8999 Gallons	No		
8	MAY TIRE COMPLETE AUTO SERV	8071 WARNER AVE HUNTINGTON BEACH CA 92647	Waste oil	120-599 Gallons	Yes	223.4	1,573.69
			Waste Ephylene Glycol	12-59 Gallons	No		
			Lube Oils	120-599 Gallons	No		

	Site Name	Site Address	Chemicals Onsite	Amount/Unit (CalEPA)	Accoding to CFR \$ 51.201	Calcuated Distance	Measured Distance from Project Site (feet)
			Odor Counteractant	120-599 Gallons	No		
			O2	2600-12999 Cubic Feet	No		
			O2	0-2599 Cubic Feet	No		
			Methane	26000-129999 Cubic Feet	No		
			Highly refined base oil (C15 - C50)	1200-2999 Gallons	No		
			Highly Refined Base Oil	120-599 Gallons	No		
			Highly Refined Base Oil	1200-2999 Gallons	No		
			Highly Refined Base Oil	1000-4999 Pounds	No		
			Ethylene glycol	600-1199 Gallons	No		
			Ethoxylated Alcohols	12-59 Gallons	No		
			Ethoxylated Alcohols	12-59 Gallons	No		
			Ethoxylated Alcohols	600-1199 Gallons	No		
			Diesel Fuel No. 2	9000-11999 Gallons	Yes		
			Diesel Fuel	9000-11999 Gallons	No		
			Diesel Exhaust Fluid	120-599 Gallons	No		
			Denatured Ethanol	12-59 Gallons	No		
			CO2	0-2599 Cubic Feet	No		
			Argon/Carbon Dioxide	2600-12999 Cubic Feet	No		
			Argon/Carbon Dioxide	2600-12999 Cubic Feet	No		
			Argon	0-2599 Cubic Feet	No		
			Aqueous enamel	120-599 Gallons	No		
17	RAINBOW ENVIRONMENTAL SERVICES	17121 NICHOLS LN HUNTINGTON BEACH CA 92647	Acetylene	2600-12999 Cubic Feet	No		
			Acetone water mixture	60-119 Gallons	Yes	113.94	2,045.94
18	Safran Cabin Galleys US, Inc.	17311 NICHOLS LN HUNTINGTON BEACH CA 92647	Propane (UN#1978)	12-59 Gallons	Yes	85.06	2,455.27
			Isopropyl alcohol	60-119 Gallons	Yes	113.94	2,455.27
			Helium	0-2599 Cubic	No		
			APF 77H	12-59 Gallons	No		
			Aerobond 1508B	120-599 Gallons	No		
			ACETONE	60-119 Gallons	Yes	113.94	2,455.27
			AB1508A	120-599 Gallons	No		
19	G & A AUTOMOTIVE	17512 GRIFFIN LN STE 6 HUNTINGTON BEACH CA 92647	used motor oil	120-599 Gallons	No		
			Motor oil	60-119 Gallons	No		
20	FRANCISCOS AUTOMOTIVE INC.	7662 SLATER AVE HUNTINGTON BEACH CA 92647	waste antifreeze	12-59 Gallons	No		
			USED OIL	120-599 Gallons	No		
			FRESH OIL	600-1199 Gallons	No		
			Ethylene Glycol	12-59 Gallons	No		
21	IMPERIAL AUTO BODY & PAINT	7700 SLATER AVE HUNTINGTON BEACH CA 92647	WASTE OIL	12-59 Gallons	No		
			Compliant Cleaning Solvent	12-59 Gallons	No		
			ANTIFREEZE	12-59 Gallons	No		
22	CENTERFIELD SPORTS BAR	HUNTINGTON BEACH CA 92647	Carbon Dioxide	12-59 Gallons	No		
			WASTE OIL	120-599 Gallons	No		

	Site Name	Site Address	Chemicals Onsite	Amount/Unit (CalEPA)	Accoding to CFR \$ 51.201	Calcuated Distance	Measured Distance from Project Site (feet)
23	Surf City Nissan	17331 BEACH BLVD HUNTINGTON BEACH CA 92647	WASTE OIL	120-599 Gallons	No		
			WASTE ETHYLENE GLYCOL	120-599 Gallons	No		
			ETHYLENE GLYCOL	120-599 Gallons	No		
			BASE LUBRICATION OIL	600-1199 Gallons	No		
24	G&M Oil Co. #124	17472 BEACH BLVD HUNTINGTON BEACH CA 92647	WASTE 134 AQUEOUS SOL'N W/LESS 10% ORG	12-59 Gallons	No		
			REGULAR UNLEADED GASOLINE	12000-59999 Gallons	No		
			PREMIUM UNLEADED GASOLINE	12000-59999 Gallons	No		
			ETHANOL BLEND	12000-59999 Gallons	No		
			DIESEL #2	12000-59999 Gallons	No		
25	HUNTINGTON HONDA	17555 BEACH BLVD HUNTINGTON BEACH CA 92647	Petroleum Oil	60-119 Gallons	Yes	113.94	1,477.67
			Antifreeze	12-59 Gallons	No		
26	Hole Mole	HUNTINGTON BEACH CA 92647	Carbon Dioxide	0-2599 Cubic Feet	No		
27	Vista Paint #14	17445 BEACH BLVD HUNTINGTON BEACH CA 92647	Water Based Paint	12000-59999 Gallons	No		
			Lacquers	1200-2999 Gallons	No		
			2-Propanone	120-599 Gallons	No		
28	Bud's Diesel Shop Inc.	HUNTINGTON BEACH CA 92647	Petroleum	»	Yes	»	2,006.56



17251 Beach Blvd, Hunti

BUDS DIESEL SHOP INC
 16861 BEACH BLVD
 HUNTINGTON BEACH CA 92647



PROFILE MAP REGULATORY PROGRAMS **COMPLIANCE**

[SHOW LESS INFORMATION](#)

9 sites found

Aboveground Petroleum Storage

Did you mean: 17251 Beach Blvd, Huntington Beach, CA 92647

PIERCE AUTOMOTIVE
 7501 SLATER AVE STE B
 HUNTINGTON BEACH CA 92647

BEACH BENZ INC
 7492 SLATER AVE
 HUNTINGTON BEACH CA 92647

LARRYS AUTO REPAIR
 17222 GOTHARD ST STE C
 HUNTINGTON BEACH CA 92647

BROTHERS AUTOMOTIVE
 17082 PALMDALE LN STE A
 HUNTINGTON BEACH CA 92647

RAINBOW ENVIRONMENTAL SERVICES
 17121 NICHOLS LN
 HUNTINGTON BEACH CA 92647

BUDS DIESEL SHOP INC
 16861 BEACH BLVD
 HUNTINGTON BEACH CA 92647

Lowe's #1753

Evaluations	
Evaluations With Violations	3
Evaluations Without Violations	10

Violations	
Total	3

Compliance	
Total	0

Evaluations With Violations (3)

	Date	Program	Type
	<input type="text"/>	<input type="text"/>	<input type="text"/>
+	10/14/2014	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Routine done by local agency
+	10/06/2014	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Other, not routine, done by local agency
+	08/28/2014	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Routine done by local agency

Evaluations Without Violations (10)

	Date	Program	Type
	<input type="text"/>	<input type="text"/>	<input type="text"/>
+	03/22/2016	HW - Hazardous Waste Generator	Other, not routine, done by local agency
+	03/17/2016	HW - Hazardous Waste Generator	Other, not routine, done by local agency
+	02/29/2016	HW - Hazardous Waste Generator	Other, not routine, done by local agency
+	06/30/2015	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Routine done by local agency
+	03/19/2015	HW - Hazardous Waste Generator	Routine done by local agency

5 rows

Page: 1 of 2

1 - 5 of 10



17251 Beach Blvd, Hunti ☰ ✕

9 sites found

Aboveground Petroleum Storage ✕

Did you mean: 📍 17251 Beach Blvd, Huntington Beach, CA 92647 ✕

PIERCE AUTOMOTIVE
7501 SLATER AVE STE B
HUNTINGTON BEACH CA 92647

BEACH BENZ INC
7492 SLATER AVE
HUNTINGTON BEACH CA 92647

LARRYS AUTO REPAIR
17222 GOTHARD ST STE C
HUNTINGTON BEACH CA 92647

BROTHERS AUTOMOTIVE
17082 PALMDALE LN STE A
HUNTINGTON BEACH CA 92647

RAINBOW ENVIRONMENTAL SERVICES
17121 NICHOLS LN
HUNTINGTON BEACH CA 92647

BUDS DIESEL SHOP INC
16861 BEACH BLVD
HUNTINGTON BEACH CA 92647

Lowe's #1753

Lowe's #1753
8175 WARNER AVE
HUNTINGTON BEACH CA 92647



PROFILE MAP REGULATORY PROGRAMS COMPLIANCE **CHEMICALS**

[< SHOW LESS INFORMATION](#)

Chemical Storage

REPORTING PERIOD: 2023
SUBMITTED ON: 02/19/2023

Chemicals

	Name	Max Daily Amount / Unit	Avg Daily Amount / Unit	Days Onsite	Physical State(S)
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
+	Waste Flammable Liquids, N.O.S.	0-11 Gallons	0-11 Gallons	365	Liquid
+	Propane	120-599 Gallons	60-119 Gallons	365	Liquid, Mix
+	Propane	120-599 Gallons	120-599 Gallons	365	Gas, Pure
+	Non-RCRA Hazardous Waste, Liquid	60-119 Gallons	12-59 Gallons	365	Liquid
+	Mineral Oil	600-1199 Gallons	120-599 Gallons	365	Liquid, Pure
+	Lead Acid Batteries	60-119 Gallons	60-119 Gallons	365	Liquid, Mix
+	Lab-packed Waste Toxic Retail Products	12-59 Gallons	12-59 Gallons	365	Liquid
+	Lab-packed Waste Flammable Retail Products	12-59 Gallons	12-59 Gallons	365	Liquid
+	Lab-packed Waste Corrosive (Basic) Retail Products	60-119 Gallons	12-59 Gallons	365	Liquid
+	Lab-packed Waste Corrosive (Acid) Retail Products	12-59 Gallons	12-59 Gallons	365	Liquid
+	Lab-packed Waste Aerosol Retail Products	12-59 Gallons	12-59 Gallons	365	Liquid
+	Diesel Fuel	1200-2999 Gallons	1200-2999 Gallons	365	Liquid, Mix

20 rows ▼

< Page: of 1 >

1 - 12 of 12



17251 Beach Blvd, Hunti

9 sites found

Aboveground Petroleum Storage

Did you mean: 17251 Beach Blvd, Huntington Beach, CA 92647

PIERCE AUTOMOTIVE
7501 SLATER AVE STE B
HUNTINGTON BEACH CA 92647

BEACH BENZ INC
7492 SLATER AVE
HUNTINGTON BEACH CA 92647

LARRYS AUTO REPAIR
17222 GOTHARD ST STE C
HUNTINGTON BEACH CA 92647

BROTHERS AUTOMOTIVE
17082 PALMDALE LN STE A
HUNTINGTON BEACH CA 92647

RAINBOW ENVIRONMENTAL SERVICES
17121 NICHOLS LN
HUNTINGTON BEACH CA 92647

BUDS DIESEL SHOP INC
16861 BEACH BLVD
HUNTINGTON BEACH CA 92647

Lowe's #1753

RAINBOW ENVIRONMENTAL SERVICES
17121 NICHOLS LN
HUNTINGTON BEACH CA 92647

PROFILE MAP REGULATORY PROGRAMS **COMPLIANCE** CHEMICALS

< SHOW LESS INFORMATION

Evaluations		Violations		Compliance	
Evaluations With Violations	7	Open	7	Total	11
Evaluations Without Violations	21	Resolved	8		

Evaluations With Violations (7)

	Date	Program	Type
+	03/08/2021	APSA - Aboveground Petroleum Storage Act (APSA)	Routine done by local agency
+	03/14/2017	HW - Hazardous Waste Generator	Routine done by local agency
+	03/14/2017	APSA - Aboveground Petroleum Storage Act (APSA)	Routine done by local agency
+	03/21/2016	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Other, not routine, done by local agency
+	03/02/2016	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Other, not routine, done by local agency

5 rows Page: 1 of 2 1 - 5 of 7

Evaluations Without Violations (21)

	Date	Program	Type
+	04/26/2023	HW - Hazardous Waste Generator	Routine done by local agency
+	04/26/2023	APSA - Aboveground Petroleum Storage Act (APSA)	Routine done by local agency
+	04/21/2023	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Routine done by local agency
+	09/22/2021	HMRRP - Hazardous Materials Release Response Plans (HMRRP)	Routine done by local agency
+	04/09/2021	APSA - Aboveground Petroleum Storage Act (APSA)	Other, not routine, done by local agency

5 rows Page: 1 of 5 1 - 5 of 21



17251 Beach Blvd, Hunti ☰ ✕

9 sites found

Aboveground Petroleum Storage ✕

Did you mean: 📍 17251 Beach Blvd, Huntington Beach, CA 92647 ✕

PIERCE AUTOMOTIVE
7501 SLATER AVE STE B
HUNTINGTON BEACH CA 92647

BEACH BENZ INC
7492 SLATER AVE
HUNTINGTON BEACH CA 92647

LARRYS AUTO REPAIR
17222 GOTHARD ST STE C
HUNTINGTON BEACH CA 92647

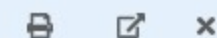
BROTHERS AUTOMOTIVE
17082 PALMDALE LN STE A
HUNTINGTON BEACH CA 92647

RAINBOW ENVIRONMENTAL SERVICES
17121 NICHOLS LN
HUNTINGTON BEACH CA 92647

BUDS DIESEL SHOP INC
16861 BEACH BLVD
HUNTINGTON BEACH CA 92647

Lowe's #1753

MAY TIRE COMPLETE AUTO SERVICE
8071 WARNER AVE
HUNTINGTON BEACH CA 92647



[PROFILE](#) [MAP](#) [REGULATORY PROGRAMS](#) [COMPLIANCE](#) **[CHEMICALS](#)**

[← SHOW LESS INFORMATION](#)

Chemical Storage

REPORTING PERIOD: 2023
SUBMITTED ON: 03/29/2023

Chemicals

Name	Max Daily Amount / Unit	Avg Daily Amount / Unit	Days Onsite	Physical State(5)	
+					
+	Waste oil	120-599 Gallons	120-599 Gallons	365	Liquid
+	Waste Ephylene Glycol	12-59 Gallons	12-59 Gallons	365	Liquid
+	Lube Oils	120-599 Gallons	120-599 Gallons	365	Liquid, Mix

CalEPA Map Screenshots

Distance from proposed project area to chemical storage sites



17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (24)

Measure Tool
 Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

🗑️ CLEAR MEASUREMENTS

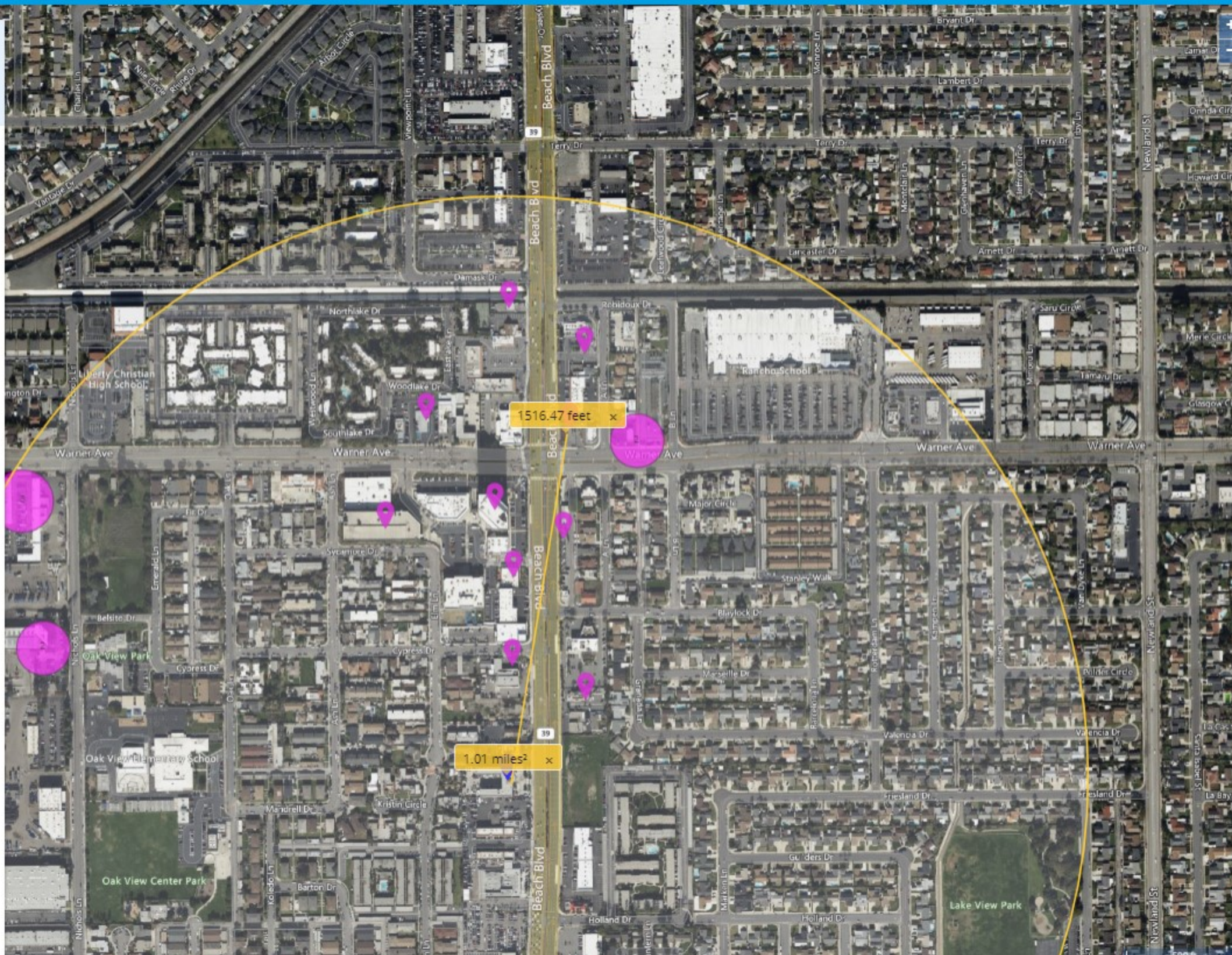
G&M Oil Co. #4
 16990 BEACH BLVD
 HUNTINGTON BEACH CA 92647 ✕
[SHOW MORE INFORMATION >](#)



Regulatory Programs
 Chemical Storage Facilities
 Hazardous Waste Generator
 Underground Storage Tank

Evaluations
 Evaluations With Violations: 10
 Evaluations Without Violations: 58

Violations
 Total: 15





17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (24)

Measure Tool
Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

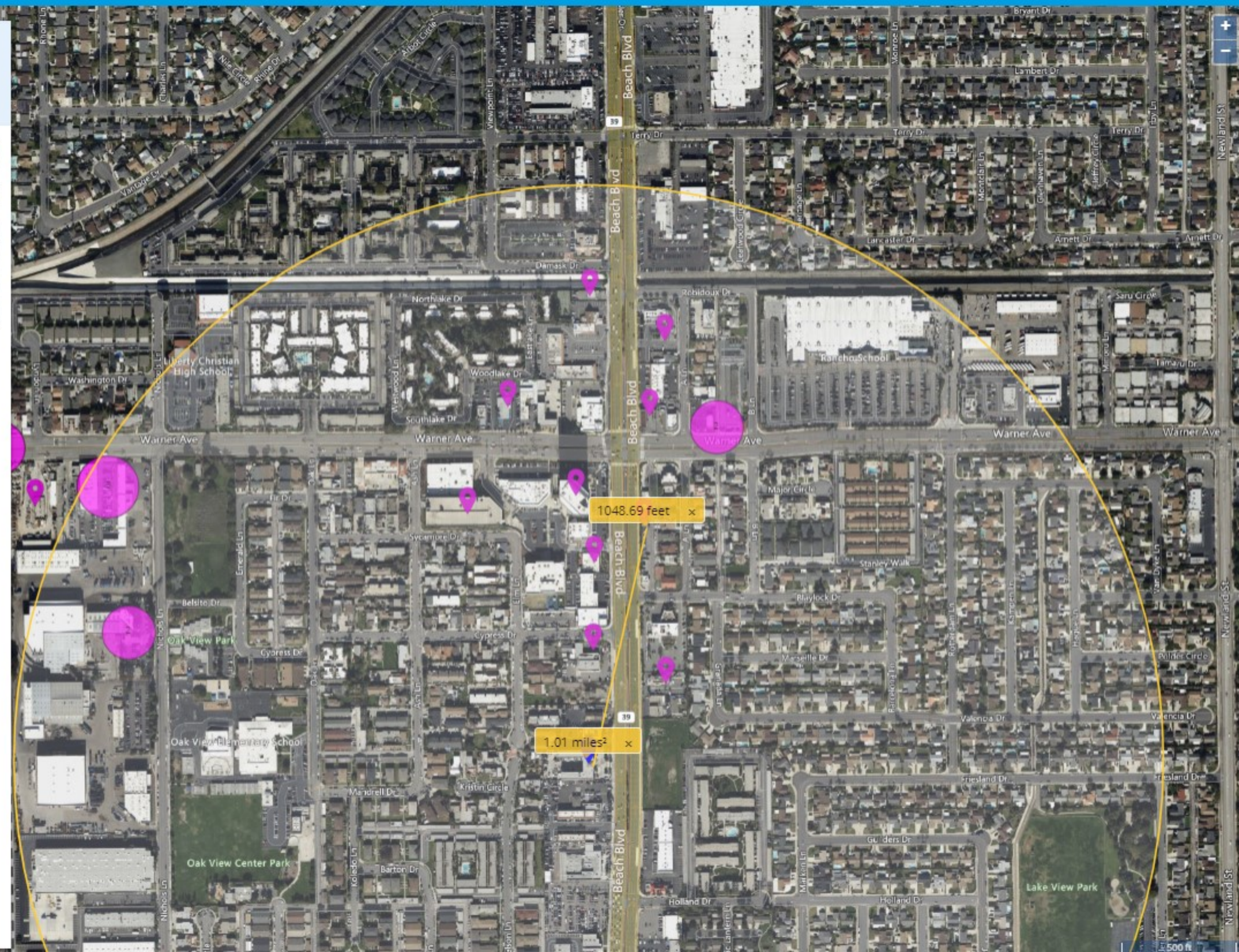
[CLEAR MEASUREMENTS](#)

WILDWATER EXPRESS CAR WASH
17042 BEACH
HUNTINGTON BEACH CA 92647
[SHOW MORE INFORMATION >](#)



Regulatory Programs
Chemical Storage Facilities
Hazardous Waste Generator

Evaluations
Total 4





17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (6)

Measure Tool
 Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

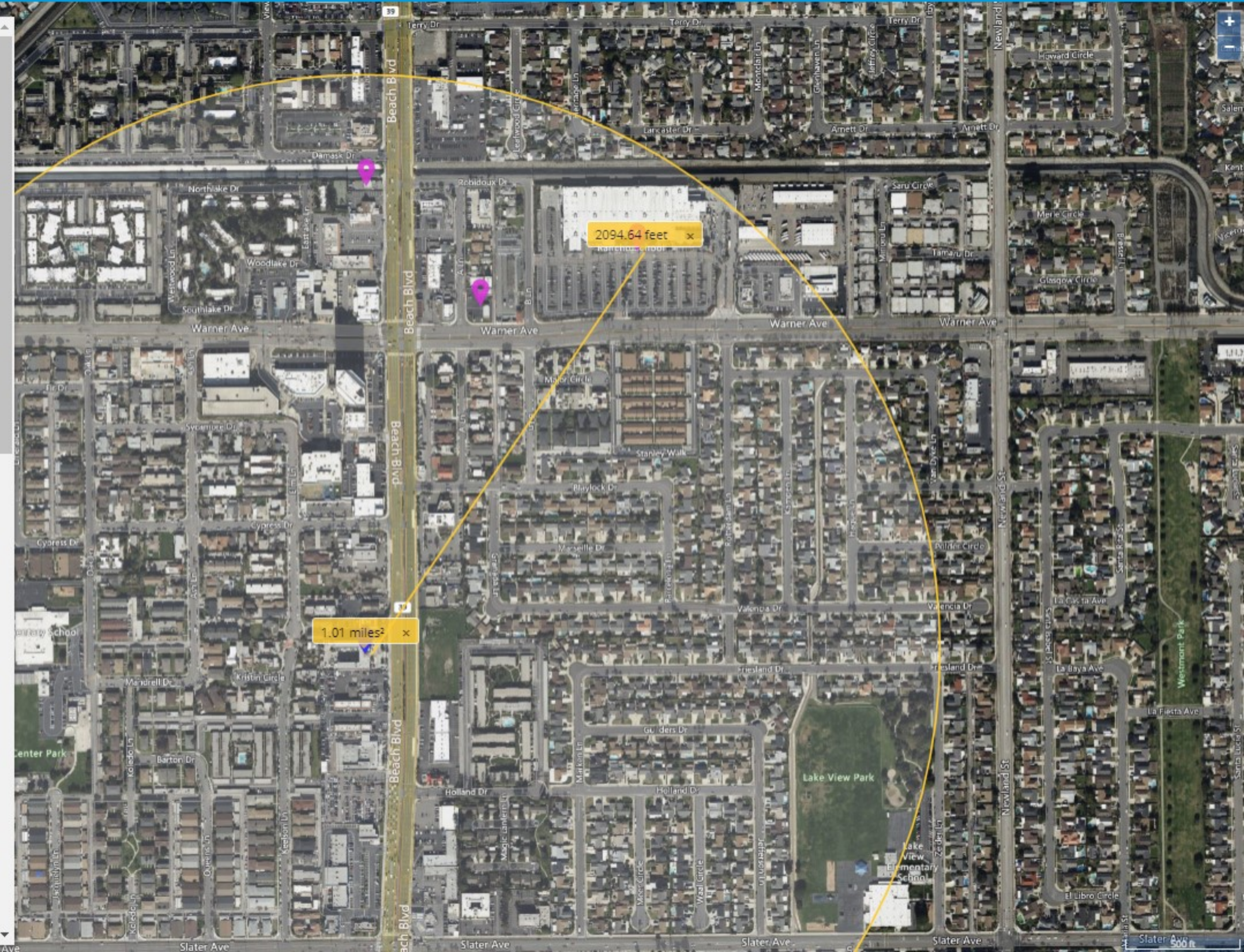
feet ▲

[CLEAR MEASUREMENTS](#)

Advanced Search Criteria ✕

CRITERIA (0) FILTERS (2)

- Regulatory Programs 2 ▼
- Aboveground Petroleum Storage 6
- Agriculture Discharge 0
- Animal Wastewater Discharge 0
- Chemical Storage Facilities 3
- Cleanup Program Site 0
- Construction and Industrial Stormwater 0
- Construction Storm Water 0
- Corrective Action 0
- Department Of Defense 0
- Forestry & Silviculture 0
- Hazardous Chemical Management 0
- Hazardous Waste 0
- Hazardous Waste Generator 3
- Hazardous Waste Onsite Treatment 0
- Household Hazardous Waste Collection 0
- Industrial Facility Storm Water 1
- Land Disposal 0
- Land Disposal Site 0
- Leaking Underground Storage 0



500 ft



17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (6)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

[CLEAR MEASUREMENTS](#)

MAY TIRE COMPLETE AUTO SERVICE ✕
 8071 WARNER AVE
 HUNTINGTON BEACH CA 92647
[SHOW MORE INFORMATION >](#)



Regulatory Programs

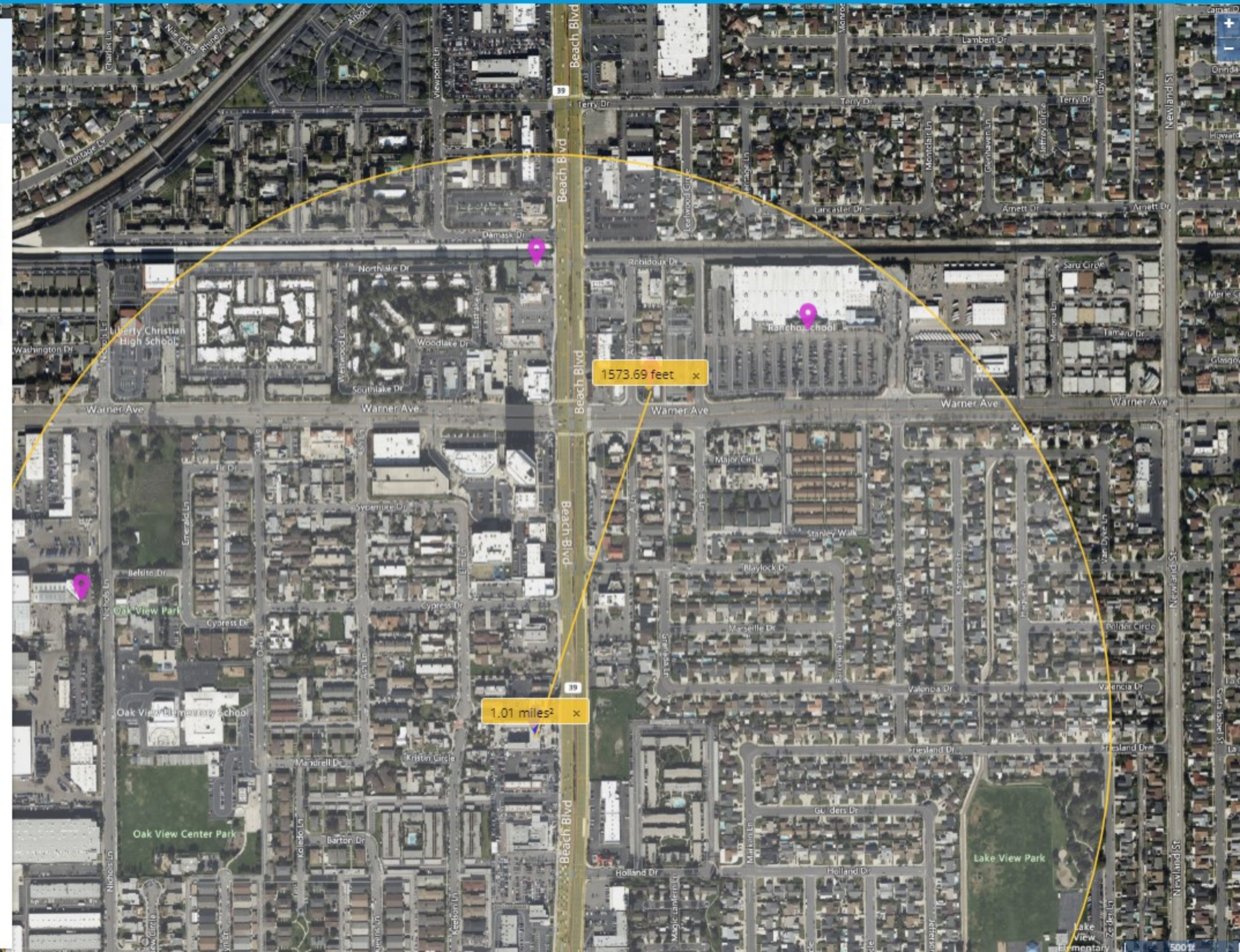
- Aboveground Petroleum Storage
- Chemical Storage Facilities
- Hazardous Waste Generator

Evaluations

Evaluations With Violations	11
Evaluations Without Violations	13

Violations

Total	14
-------	----





17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (24)

Measure Tool
 Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

↕ CLEAR MEASUREMENTS

ONNI HUNTINGTON BEACH LLC
 17011 BEACH BLVD STE 206
 HUNTINGTON BEACH CA 92647

[SHOW MORE INFORMATION >](#)



Regulatory Programs

- Chemical Storage Facilities
- Hazardous Waste Generator
- Underground Storage Tank

Evaluations

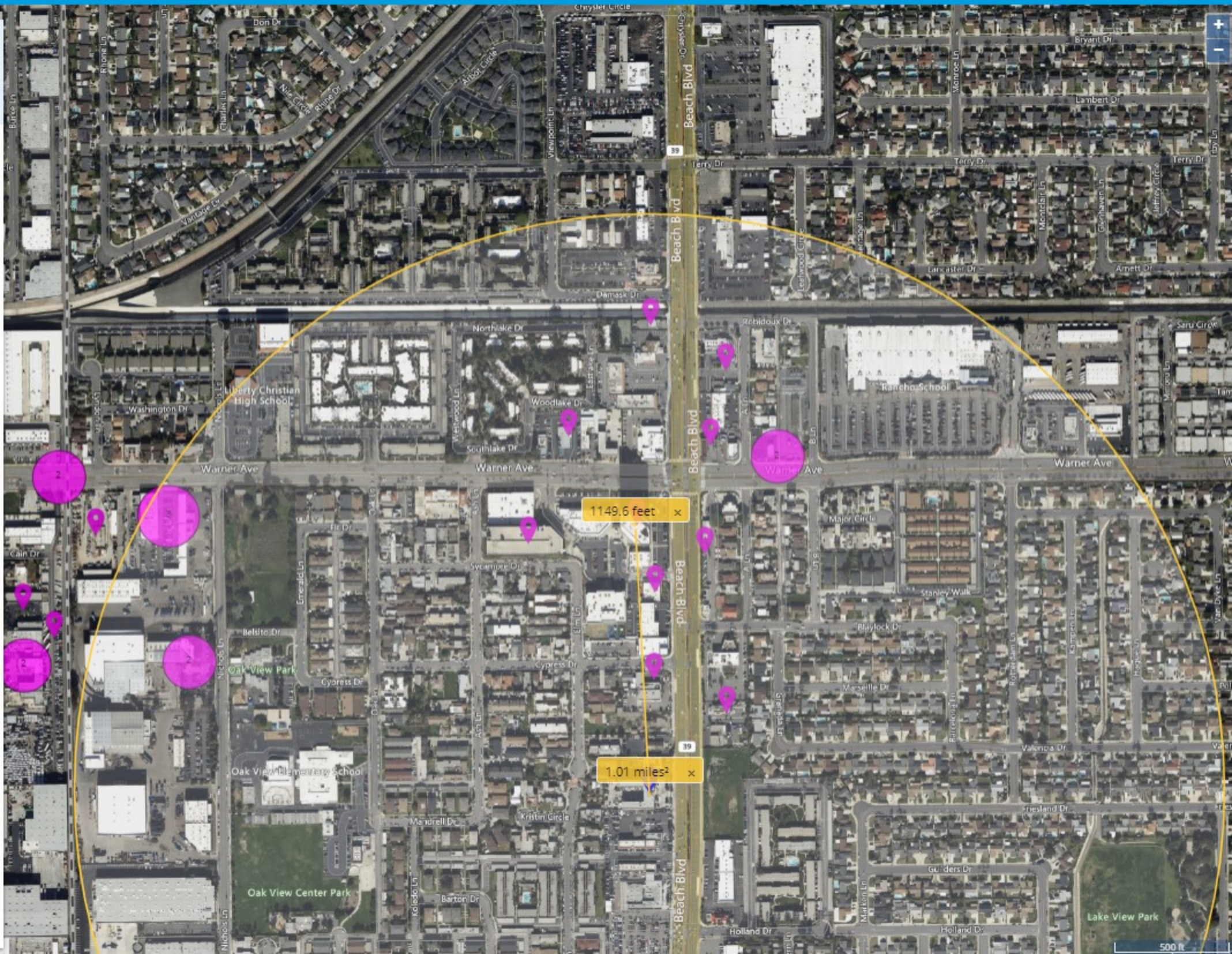
Evaluations With Violations	11
Evaluations Without Violations	51

Violations

Open	1
Resolved	20

Compliance

Total	3
-------	---





17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (24)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

↶ CLEAR MEASUREMENTS

DISCOUNT TIRE CENTERS ✕
 7582 WARNER AVE STE A
 HUNTINGTON BEACH CA 92647

[SHOW MORE INFORMATION >](#)



Regulatory Programs

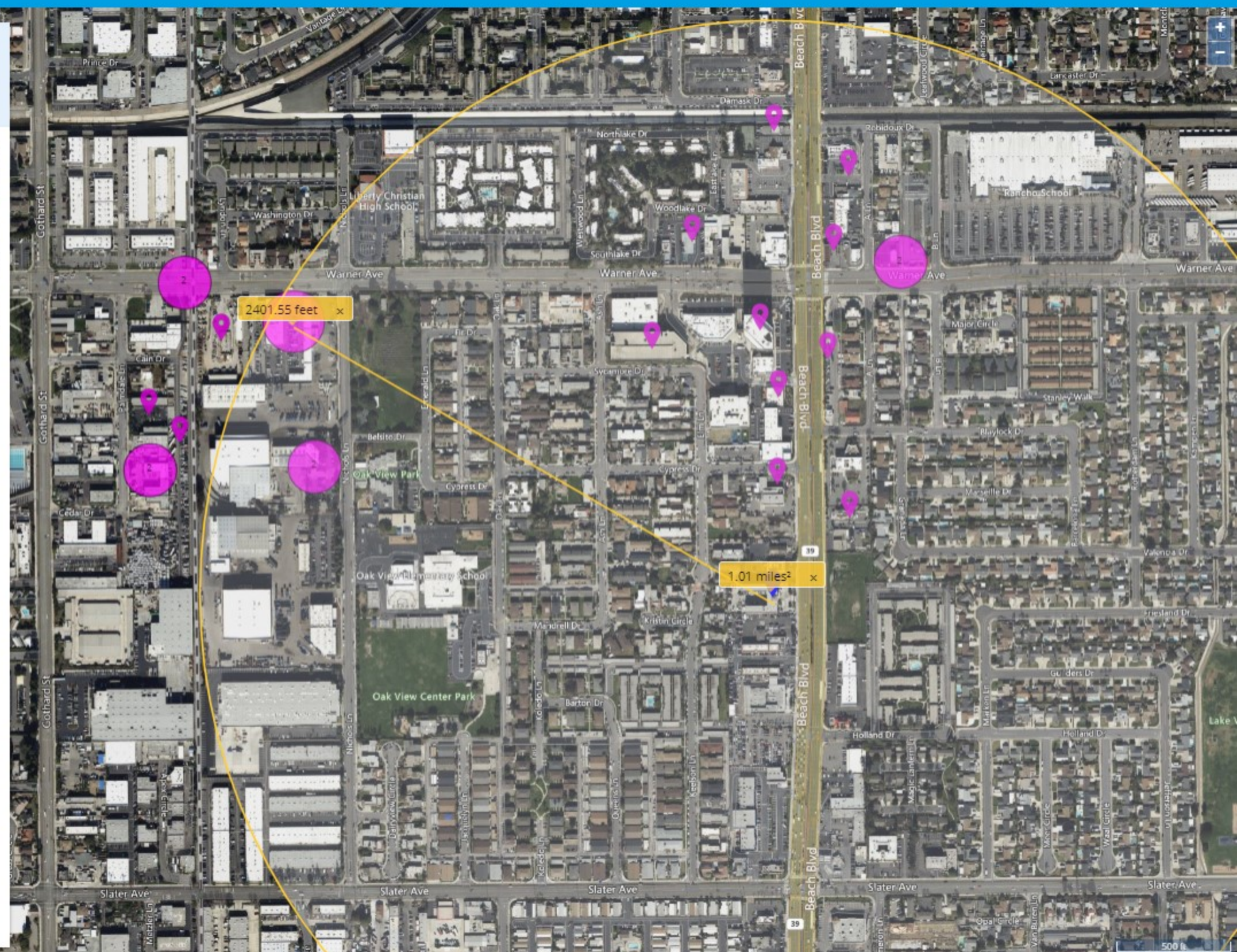
- Chemical Storage Facilities
- Hazardous Waste Generator

Evaluations

Evaluations With Violations	2
Evaluations Without Violations	10

Violations

Total	2
-------	---





17251 Beach Blvd, Hunti

SEARCH RESULTS (125)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE CIRCLE POLYGON

feet

CLEAR MEASUREMENTS

Car Pros Kia HB Satellite Shop
 7572 WARNER AVE
 HUNTINGTON BEACH CA 92647

[SHOW MORE INFORMATION >](#)

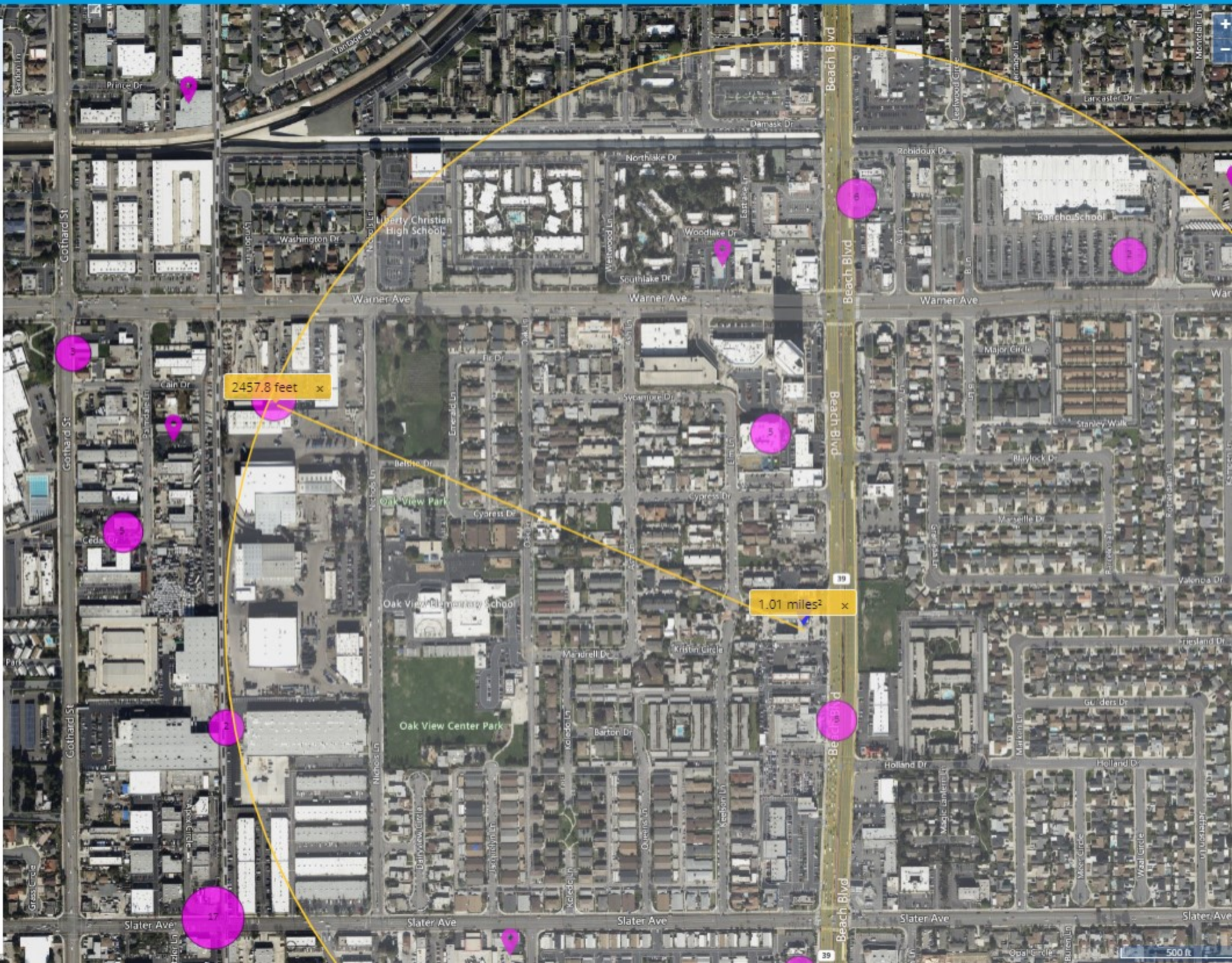


Regulatory Programs

- Chemical Storage Facilities
- Hazardous Waste Generator

Evaluations

Total 2





17251 Beach Blvd, Hunti

SEARCH RESULTS (63)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE CIRCLE POLYGON

feet

CLEAR MEASUREMENTS

Huntington Beach HHW
17121 NICHOLS LN
HUNTINGTON BEACH CA 92647

SHOW MORE INFORMATION >



Regulatory Programs

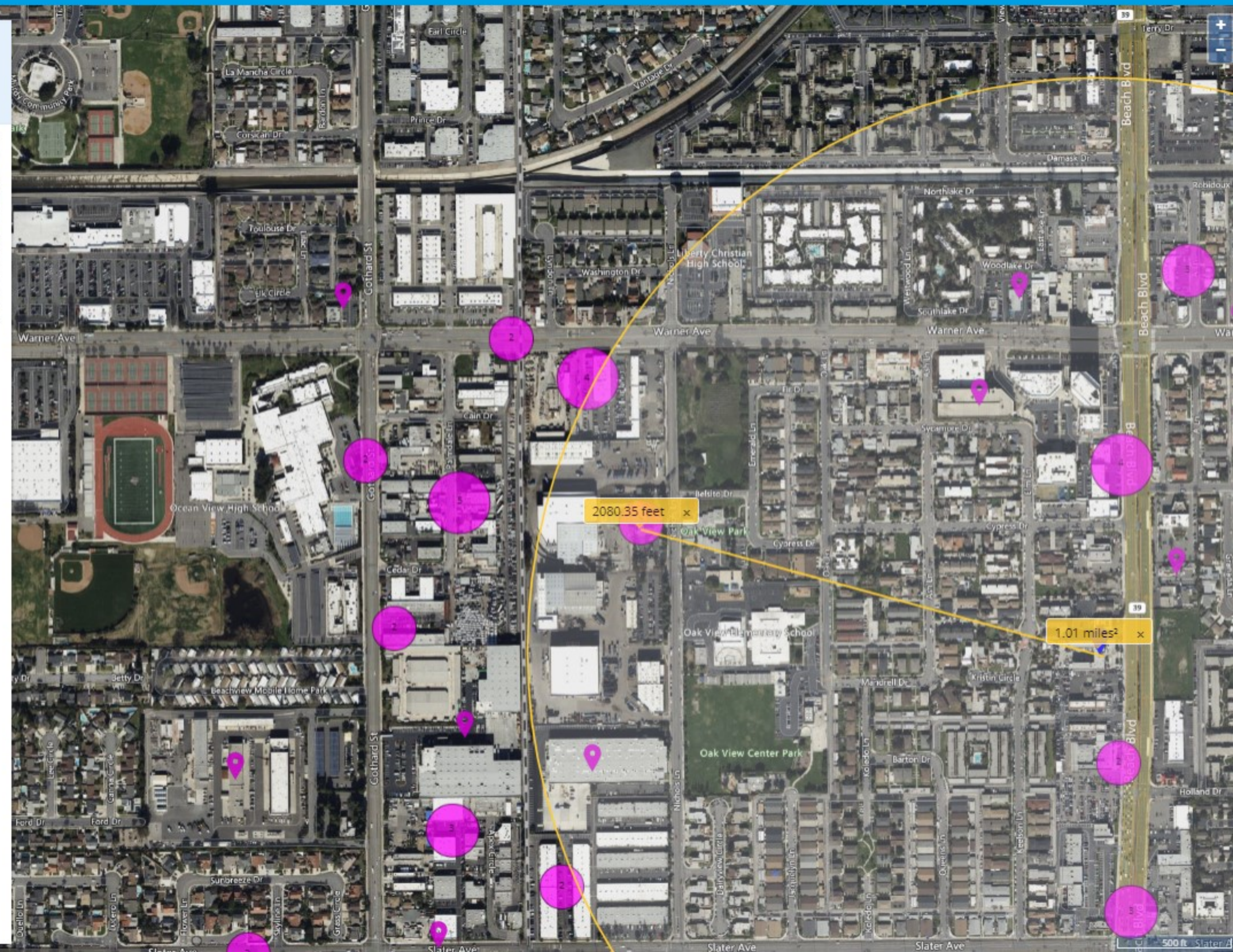
- Chemical Storage Facilities
- Hazardous Waste Generator
- Household Hazardous Waste Collection

Evaluations

Evaluations With Violations	2
Evaluations Without Violations	19

Violations

Total	2
-------	---





17251 Beach Blvd, Hunti ☰ ✕

☰ SEARCH RESULTS (9)

Measure Tool
 Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE **CIRCLE** **POLYGON**

feet ▲

↶ CLEAR MEASUREMENTS

RAINBOW ENVIRONMENTAL SERVICES
 17121 NICHOLS LN
 HUNTINGTON BEACH CA 92647 ✕
[SHOW MORE INFORMATION >](#)

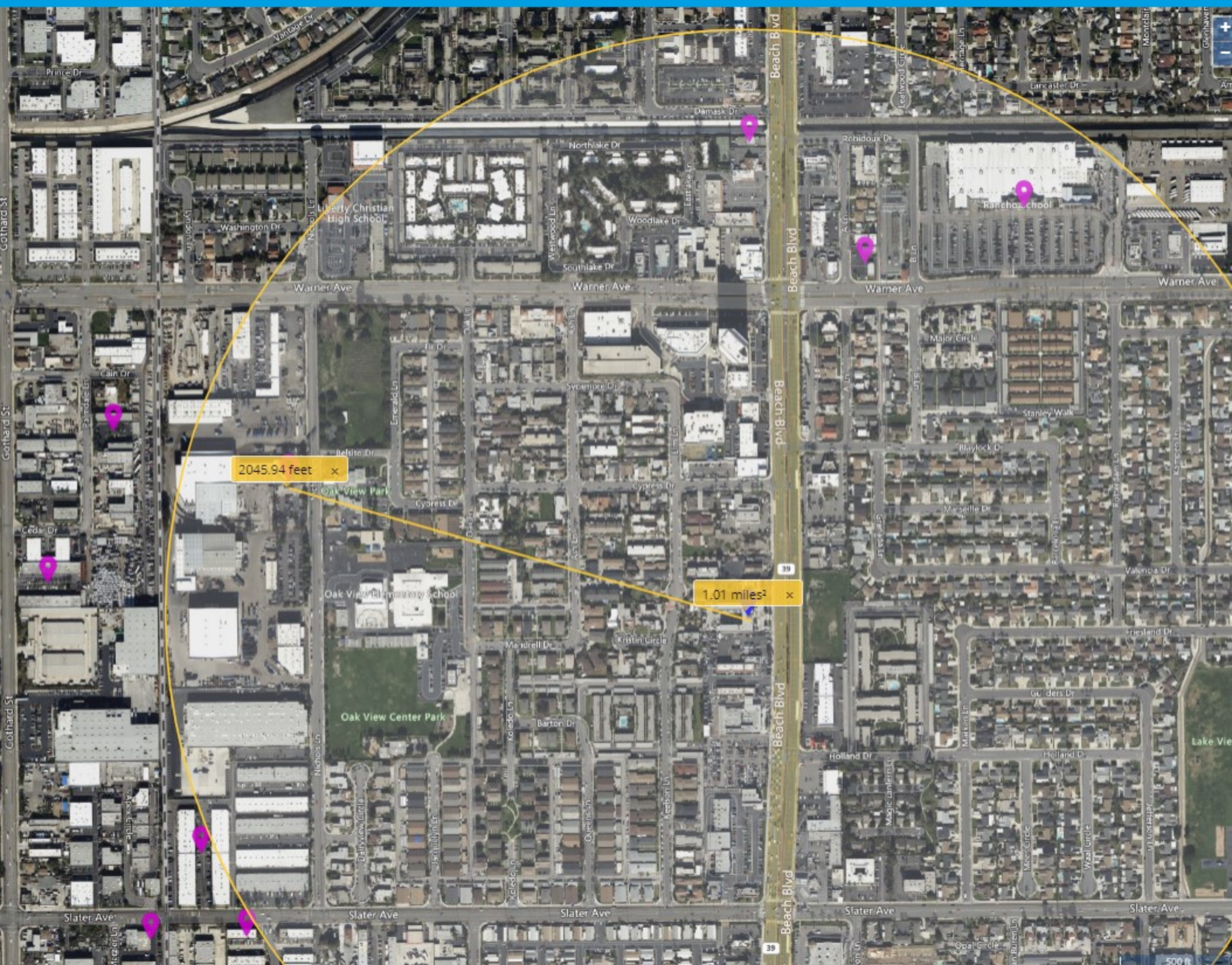


Regulatory Programs
 Aboveground Petroleum Storage
 Chemical Storage Facilities
 Hazardous Waste Generator
 Industrial Facility Storm Water

Evaluations
 Evaluations With Violations 7
 Evaluations Without Violations 21

Violations
 Open 7
 Resolved 8

Compliance
 Total 11





17251 Beach Blvd, Hunti

SEARCH RESULTS (125)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

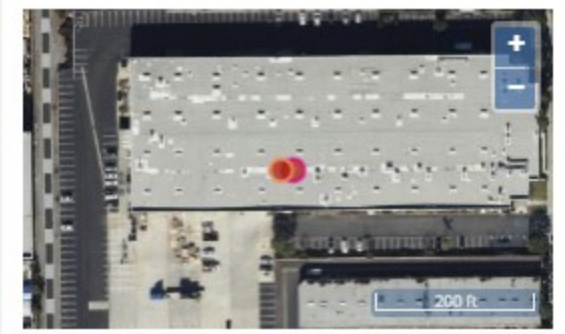
LINE **CIRCLE** **POLYGON**

feet

[CLEAR MEASUREMENTS](#)

Safran Cabin Galleys US, Inc.
17311 NICHOLS LN
HUNTINGTON BEACH CA 92647

[SHOW MORE INFORMATION >](#)



Regulatory Programs

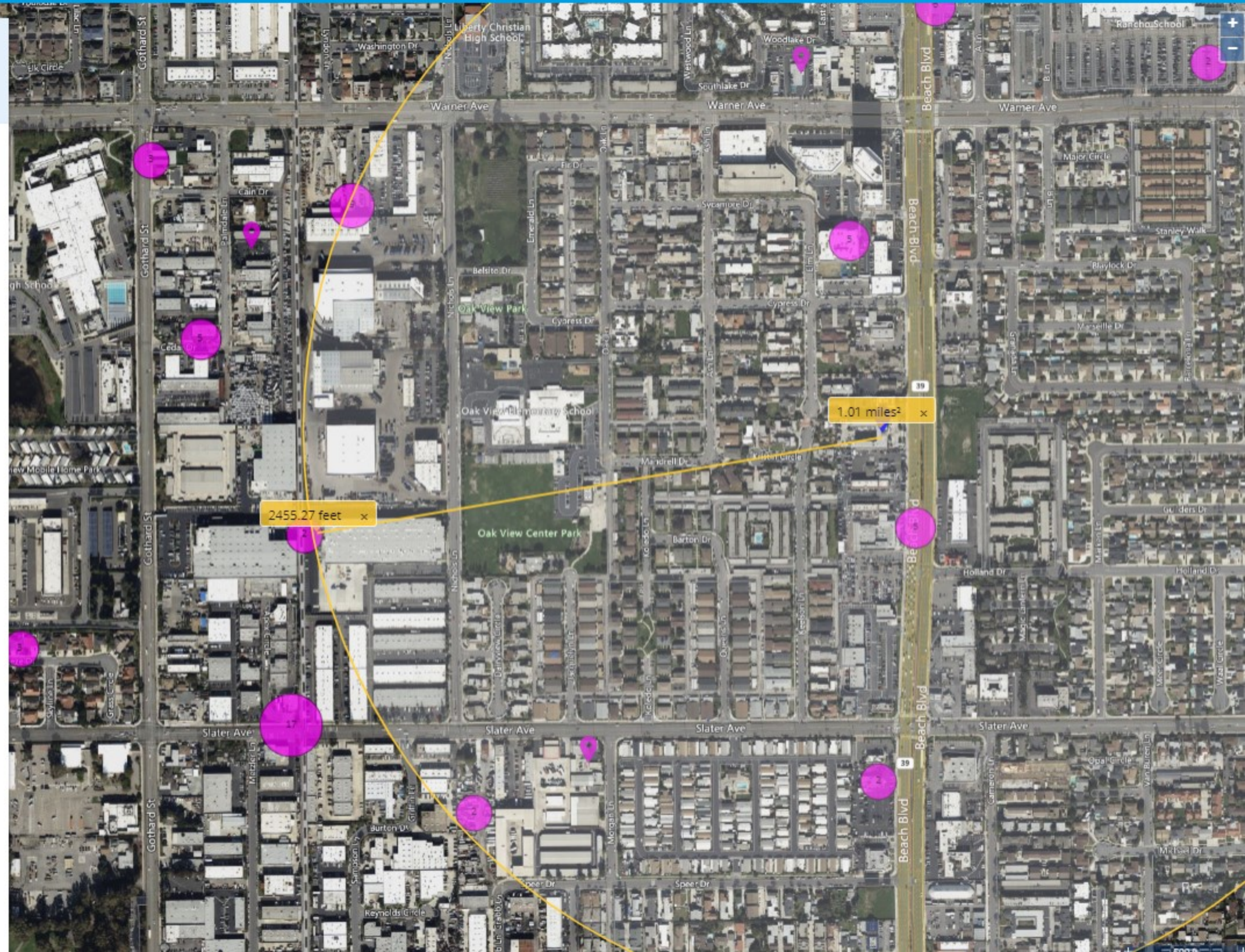
- Chemical Storage Facilities
- Hazardous Waste Generator

Evaluations

- Evaluations With Violations 2
- Evaluations Without Violations 6

Violations

- Open 1
- Resolved 1





17251 Beach Blvd, Hunti

SEARCH RESULTS (125)

Measure Tool

Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE CIRCLE POLYGON

feet

CLEAR MEASUREMENTS

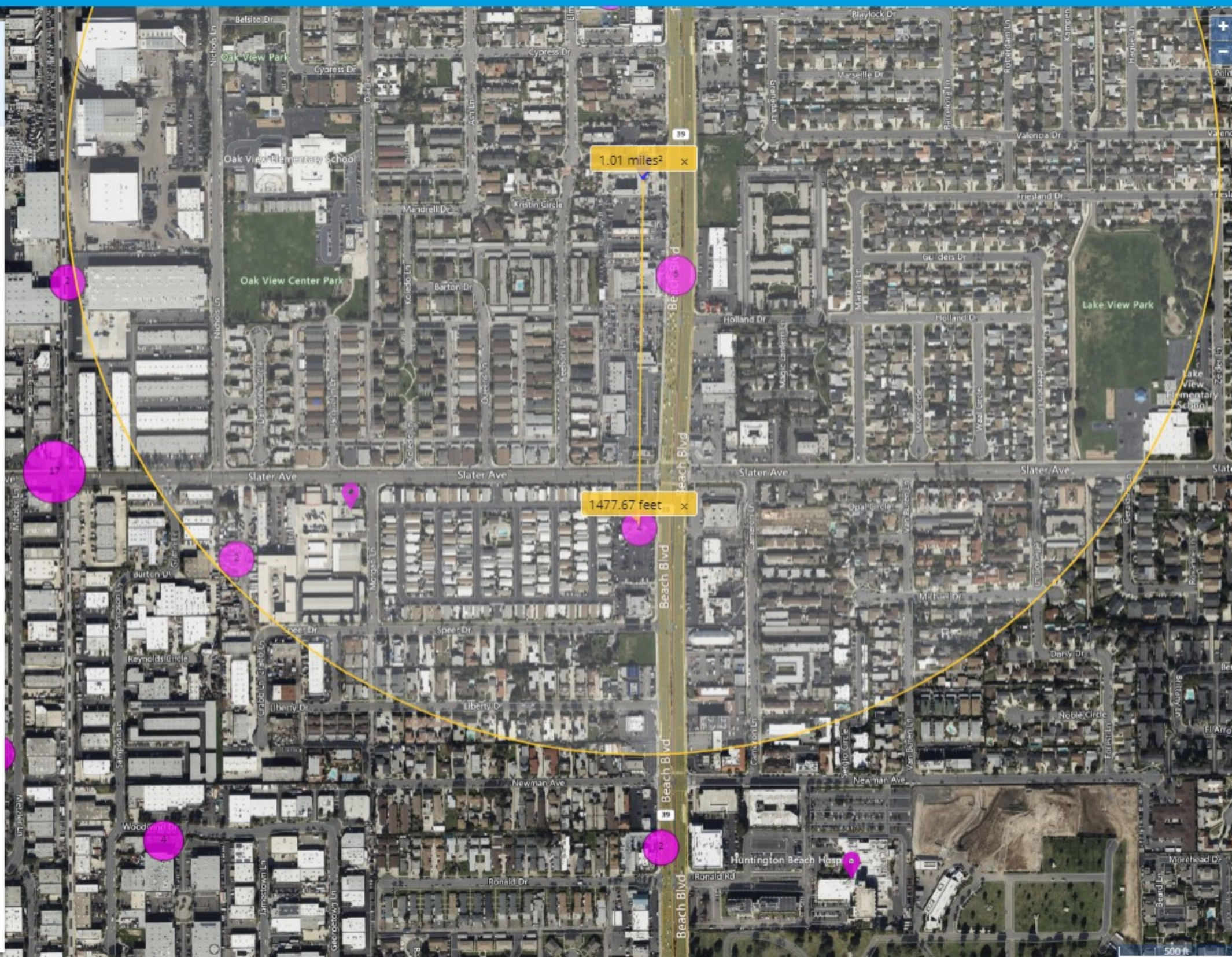
HUNTINGTON HONDA
17555 BEACH BLVD
HUNTINGTON BEACH CA 92647
[SHOW MORE INFORMATION >](#)



Regulatory Programs
Chemical Storage Facilities
Hazardous Waste Generator

Evaluations
Evaluations With Violations 3
Evaluations Without Violations 8

Violations
Total 5





17251 Beach Blvd, Hunti

SEARCH RESULTS (6)

Measure Tool
Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE CIRCLE POLYGON

feet

CLEAR MEASUREMENTS

BUDS DIESEL SHOP INC
16861 BEACH BLVD
HUNTINGTON BEACH CA 92647
[SHOW MORE INFORMATION >](#)



Regulatory Programs

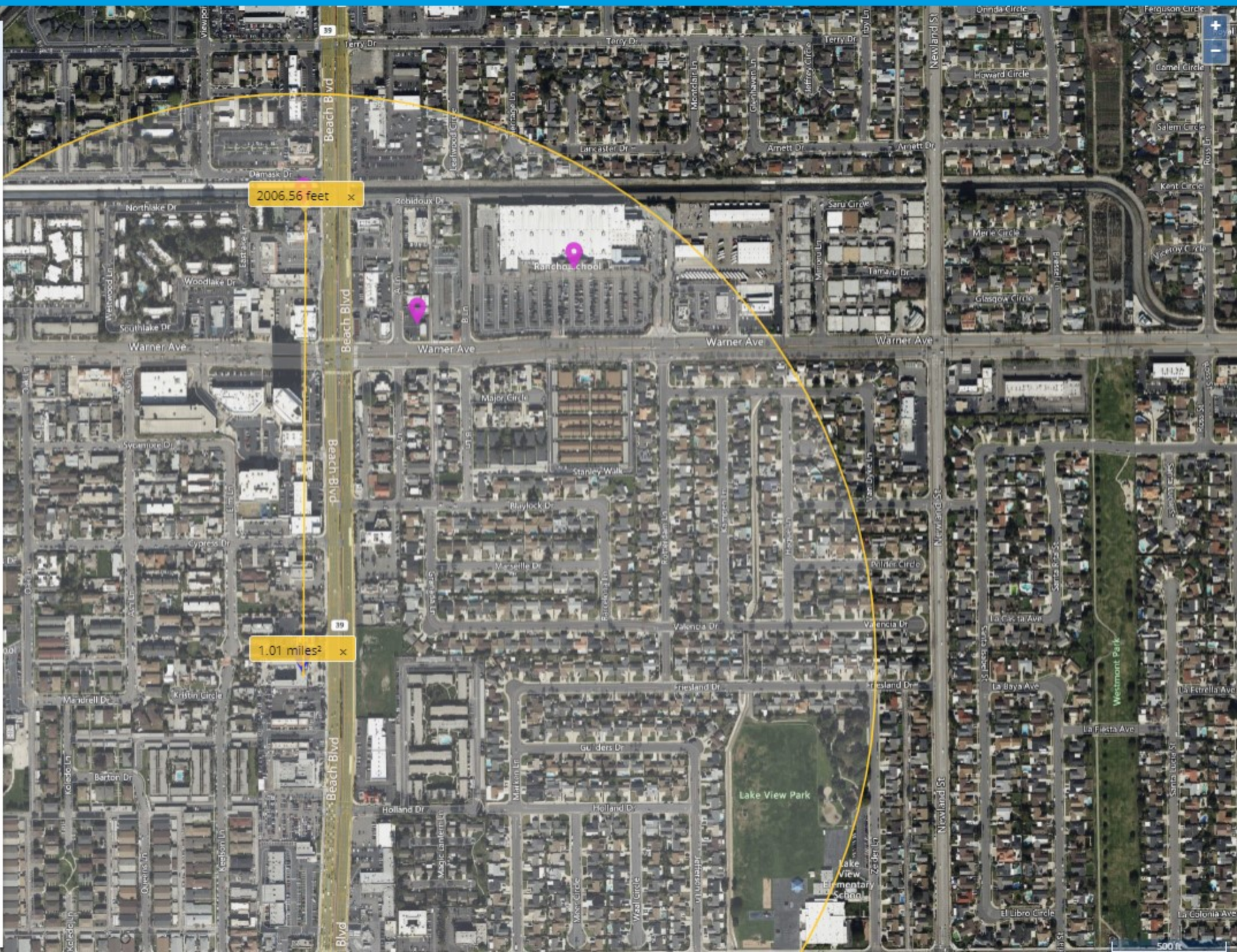
- Aboveground Petroleum Storage

Evaluations

Evaluations With Violations	3
Evaluations Without Violations	10

Violations

Total	3
-------	---



HUD Acceptable Separation Distance (ASD) Assessment Tool Calculations

G&M Oil Co. #4

Chemical Storage: Propane (0-11 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="11"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="42.25"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.25"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Wildwater Express Car Wash

Chemical Storage: Propylene glycol, n-propyl ether (60-119 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="119"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.94"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Lowe's #1753

Chemical Storage: Waste Flammable Liquids, N.O.S. (0-11 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="11"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="42.25"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="6.25"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Propane (120-599 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="599"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="223.40"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="39.67"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

May Tire Complete Auto Service

Chemical Storage: Waste Oil (120-599 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPPU)

ASD for Thermal Radiation for Buildings (ASDBPU)

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: [Mitigation Options](#)

Onni Huntington Beach LLC

Chemical Storage: Diesel Fuel No. 2 (1200-2999 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="2999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="437.03"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="83.54"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Discount Tire Centers

Chemical Storage: Waste Motor Oil (120-599 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPPU)

ASD for Thermal Radiation for Buildings (ASDBPU)

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: [Mitigation Options](#)

Car Pros Kia HB Satellite Shop

Chemical Storage: Race Fuel (12-59 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="85.06"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="13.59"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Huntington Beach HHW

Chemical Storage: Propane Gas (0-2599 Cubic Feet) (2599 Cubic Feet = 19442 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="19442"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="952.12"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="198.24"/>
ASD for Thermal Radiation for People (ASDPNP)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNP)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Forklift Propane Gas (12-59 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="85.06"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="13.59"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Flammable Liquids (120-599 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="599"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="223.40"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="39.67"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Rainbow Environmental Services

Chemical Storage: Propane (120-599 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPPU)

ASD for Thermal Radiation for Buildings (ASDBPU)

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Acetone water mixture (60-119 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="119"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.94"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Safran Cabin Galleys US, Inc.

Chemical Storage: Acetone (60-119 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="119"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.94"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Isopropyl alcohol (60-119 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="119"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.94"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Chemical Storage: Propane (UN #1978) (12-59 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="85.06"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="13.59"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Huntington Beach Honda

Chemical Storage: Petroleum Oil (60-119 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="119"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="113.94"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="18.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Bud's Diesel Shop Inc.

Chemical Storage: Petroleum (>59,999 gallons)

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="59999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1522.56"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="333.76"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

Attachment 10. California Important Farmland Finder

17251 Beach Blvd, Hunting X

- CalTech Geocoder
- 17251 BEACH BLVD, Huntington Beach, CA, 92647
- 17252 BEACH BLVD, Huntington Beach, CA, 92647
- 17149 BEACH BLVD, Huntington Beach, CA, 92647
- 17371 BEACH BLVD, Huntington Beach, CA, 92647
- 17117 BEACH BLVD, Huntington Beach, CA, 92647
- 17501 BEACH BLVD,

San Pedro Bay
Pacific Ocean

Los Angeles Harbor

Search result
1 of 1

3km

179,620.567 -476,412.794 Meters

Attachment 11. Phase I Cultural Resources Inventory

**PHASE I
CULTURAL RESOURCES INVENTORY
FOR THE

QUALITY INN PROJECT
HUNTINGTON BEACH
ORANGE COUNTY, CALIFORNIA**

Prepared for:

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Prepared by:



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May 2022

Key Words: City of Huntington Beach; Orange County; *Newport Beach, Calif.* USGS Quad.;
Gabrielino/Tongva tribe; Negative Findings

**PHASE I
CULTURAL RESOURCES INVENTORY**

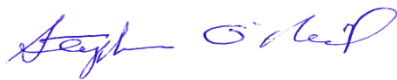
FOR THE

**QUALITY INN PROJECT
HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA**

**Luis Rodriguez
National Community Renaissance
9421 Haven Avenue,
Rancho Cucamonga, CA 91730**

**May 9, 2022
Revised May 22, 2023**

Reviewed by:



Stephen O'Neil, M.A., RPA
UltraSystems Environmental Inc.

Date:

May 9, 2022

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Attachment A	Project Maps
Attachment B	Personnel Background
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Attachment D	CHRIS Records Search

1.0 INTRODUCTION

1.1 Overview

This Phase I Cultural Resource Inventory report was prepared by UltraSystems Environmental (UEI) at the request of the National Community Renaissance to conduct a Cultural Resources Records Search in support of the Quality Inn Project. The Project consists of conducting minor renovations to the existing Quality Inn hotel to adhere to the latest health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UEI conducted this cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager

The Project is located in the northeastern area of Huntington Beach, Orange County. It is specifically located at 17251 Beach Boulevard. This may be seen on the *Newport Beach, Calif.*, USGS topographical quadrangle, Range 11 West, Township 5 South, in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26 (see **Attachment A, Figure 2**). The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on **Figure 1** with the Project boundary outlined in red (see **Attachment A**).

Area of Potential Effect

The Area of Potential Effect (APE) for the undertaking encompasses the maximum extent of potential ground disturbance required by the project design (see **Attachment A, Figure 2**).

1.2 Methods

A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) at California University Fullerton, which is the local California Historic Resources Information System (CHRIS) facility. The project site is included in the search radius for archival studies. The records search was conducted to identify previously recorded cultural resources (prehistoric and historic archaeological sites/isolates, historic buildings, structures, objects, or districts) and to also determine previous cultural resource surveys within the project area. These records included a review of previously recorded prehistoric and historic archaeological resources and of listed cultural resource survey reports within that same geographical area. The cultural resources record search was conducted by SCCIC staff. The Native American Heritage Commission

(NAHC) was contacted requesting a Sacred Lands File (SLF) search. A field pedestrian survey was not conducted due to the Categorical Exemption status of the project.

Stephen O'Neil, M.A., RPA, who qualifies as a Principal Prehistoric Archaeologist and Historic Archaeologist per United States Secretary of the Interior Standards (see **Attachment B**) is the Principal Investigator for this study. Archaeological Technician Megan B. Doukakis contacted the Native American Heritage Commission (NAHC) requesting a Sacred Lands File (SLF) search and assisted with the preparation of this report.

A search of the Built Environmental Resource Directory provided by the Office of Historic Preservation (2021) for potential historic properties listed in the National Register of Historic Places (NRHP). was conducted for this project on May 9, 2022.

Disposition of Data

This report will be filed with the SCCIC, California State University Fullerton; the National Community Renaissance; and UltraSystems Environmental, Inc., Irvine, California. All field notes and other documentation related to the study will remain on file at the Irvine office of UltraSystems.

2.0 SETTINGS

2.1 Natural Setting

The City of Huntington Beach is located in northwest Orange County. It is bordered by Bolsa Chica Basin State Marine Conservation Area to the west, the Pacific Ocean to the southwest, the city of Seal Beach in the northwest, the city of Westminster to the north, the city of Fountain Valley to the northeast, the city of Costa Mesa in the east, and by the city of Newport Beach to the southeast. The area is relatively flat but does slope gently into an elevated area in the central portion of the city and reaches just above and elevation of 100 feet amsl.

The region's environment is characterized by a semi-arid Mediterranean climate gradually changing for the second to the west and south due to its low precipitation., with the average maximum temperature in July reaching 85°F (degrees Fahrenheit) and the average minimum temperature in January at around 40°F. Rainfall is on average 14 inches annually (Weather.com n.d.).

The project site boundary is underlain by Old paralic deposits, undivided (Qop) (Morton and Miller 2006). This deposit consists of poorly sorted, moderately permeable, reddish-brown, interfingered strandline, beach, estuarine and colluvial deposits composed of silt, sand and cobbles. The soil dates to the late to middle Pleistocene (11,650 years before present [ybp]) and Pleistocene (2.6 million - 11,700 ybp) (Graymer et al. 1996). The project site is at an elevation of approximately 34 feet amsl.

2.2 Cultural Setting

2.2.1 Prehistoric Context

The term "prehistoric period" refers to the period of pre-contact Native California lifeways and traditions prior to the arrival of Euro-Americans.

It is widely acknowledged that human occupation in the Americas began about 13,000 or more years ago (all dates presented here are calibrated radiocarbon ages or calendar dates). However, recent discoveries in areas outside of California have pushed that age back several thousand years more to about 15,000 or even perhaps up to nearly 20,000 years ago (Smith and Barker, 2017).

To describe and understand the cultural processes that occurred during prehistory, archaeologists have routinely developed a number of chronological frameworks to correlate technological and cultural changes recognized in the archaeological record. These summaries bracket certain time spans into distinct archaeological horizons, traditions, complexes, and phases.

There are many such models even for the various sub-regions of Southern California (cf. Grayson, 2011; Warren, 1984; Jones and Klar, 2007). Given the variety of environments and the mosaic of diverse cultures within California, prehistory is typically divided into specific sub-regions that include: the Interior of Southeastern California and the Mojave Desert (Warren and Crabtree, 1986) and San Diego and the Colorado Desert (Meighan, 1954; True, 1958, 1970).

Many archaeologists tend to follow the regional syntheses adapted from a scheme developed by William J. Wallace in 1955 and modified by others (Wallace, 1978; Warren, 1968; Chartkoff and Chartkoff, 1984; Moratto 1984; Sutton et al., 2007 and others). Although the beginning and ending dates vary, the general framework of prehistory in the Southern California area consists of the following four periods:

- **Paleoindian and Lake Mojave Periods** [Pleistocene and Early Holocene] (ca. 11000 B.C. to 6000 B.C.). This time period is characterized by highly mobile foraging strategies and a broad spectrum of subsistence pursuits. These earliest expressions of aboriginal occupation in America were marked by the use of large dart or spear points (Fluted and Concave Base Points) that are an element of the Western Clovis expression. Following the earliest portions of this time span there was a change in climate coincident with the retreat of the glaciers. Large bodies of water existed and lakeside aboriginal adaptations were common. Large stemmed points (Western Stemmed Series – Lake Mojave and Silver Lake point types) were accompanied by a wide variety of formalized stone tools and were employed with the aid of atlatls (dart throwing boards). The latter archaeological materials are thought to be representative of an adaptation that was in part focused on lacustrine and riverine environments.
- **Millingstone Horizon** [Middle Holocene] (ca. 6000 B.C. to A.D. 1000). During this time span mobile hunter-gatherers evolved and became more sedentary. Certain plant foods and small game animals came to the forefront of indigenous subsistence strategies. This prehistoric cultural expression is often notable for its large assemblage of millingstones. These are especially well-made, deep-basin metates accompanied by formalized, portable handstones (manos). Additionally, the prehistoric cultural assemblage of this time period is dominated by an abundance of scraping tools (including scraper planes and pounding/pulping implements), with only a slight representation of dart tipped - projectile points (Pinto, Elko and Gypsum types).
- **Late Prehistoric Period** (ca. A.D. 1000 to 1500). Following the Millingstone Horizon were cultures that appeared to have a much more complex sociopolitical organization, more diversified subsistence base and exhibited an extensive use of the bow and arrow. Small, light arrow points (Rose Spring Series), and, later, pottery mark this period along with the full development of regional Native cultures and tribal territories.
- **Protohistoric Period** (ca. A.D. 1500 to 1700s). This final cultural period ushered in long-distance contacts with Europeans, and thereby led to the Historic Period (ca. A.D. 1700 to contemporary times). Small arrow points recognized as Desert Side-notched and Cottonwood forms are a hallmark of this time period.

2.2.2 Ethnohistoric Context

The project lies within the territory of the Gabrielino (Tongva) ethnolinguistic group (Bean and Smith, 1978:538), who speak a language classified as a member of the Uto-Aztecan language family. This language is further affiliated as an element of the Northern Takic Branch of that linguistic group (Golla, 2011:179).

The Gabrielino, with the Chumash, were considered the most populous, wealthiest, and therefore most powerful ethnic nationalities in aboriginal Southern California (Bean and Smith, 1978:538). Unfortunately, most Gabrielino cultural practices had declined before systematic ethnographic studies were instituted. Today, the leading sources on Gabrielino culture are Bean and Smith (1978), Johnson (1962), and McCawley (1996).

According to the recent research, Takic groups were not the first inhabitants of the region. Archaeologists suggest that a Takic in-migration may have occurred as early as 2,000 years ago, replacing or intermarrying with a more ancient indigenous people represented by speakers of a Hokan language (Howard and Raab, 1993; Porcasi, 1998). By the time of European contact, the Gabrielino territory included the southern Channel Islands and the Los Angeles Basin. Their territory

reached east into the present-day San Bernardino-Riverside area and south to the San Joaquin Hills in central Orange County.

Different groups of Gabrielino adopted several subsistence strategies, based on gathering, hunting, and fishing. Because of the similarities to other Southern California tribes in economic activities, inland Gabrielino groups' industrial arts, exemplified by basket weaving, exhibited an affinity with those of their neighbors (Kroeber, 1925). Coastal Gabrielino material culture, on the other hand, reflected an elaborately developed artisanship most recognized through the medium of steatite, which was rivaled by few other groups in Southern California.

The intricacies of Gabrielino social organization are not well known. There appeared to have been at least three hierarchically ordered social classes, topped with an elite consisting of the chiefs, their immediate families, and other ceremonial specialists (Bean and Smith, 1978). Clans owned land, and property boundaries were marked by the clan's personalized symbol. Villages were politically autonomous, composed of non-localized lineages, each with its own leader. The dominant lineage's leader was usually the village chief, whose office was generally hereditary through the male line. Occasionally several villages were allied under the leadership of a single chief. The villages frequently engaged in warfare against one another, resulting in what some consider to be a state of constant enmity between coastal and inland groups.

The first Franciscan establishment in Gabrielino territory and the broader region was Mission San Gabriel, founded in A.D. 1772. Priests from the mission proselytized the Tongva throughout the Los Angeles Basin. As early as 1542, however, the Gabrielino were in peripheral contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo. However, it was not until 1769 that the Spaniards took steps to colonize the territory of aboriginal Californians. Within a few decades, most of the Gabrielino were incorporated into Mission San Gabriel and other missions in Southern California (Engelhardt, 1931). Due to introduced diseases, dietary deficiencies, and forceful *reduccion* (removal of non-agrarian Native populations to the mission compound), Gabrielino population dwindled rapidly from these impacts. By 1900, the Gabrielino community had almost ceased to exist as a culturally identifiable group. In the late 20th century, however, a renaissance of Native American activism and cultural revitalization of Gabrielino descendants took place. Among the results of this movement has been a return to a traditional name for the tribe, the Tongva, which is employed by several of the bands and organizations representing tribal members. Many of the Tongva bands focus on maintaining and teaching traditional knowledge, with special focus on language, place names and natural resources.

The Tongva community of *Povuu'nga* was situated about nine miles to the northwest from Huntington Beach along the San Gabriel River in what is now the City of Long Beach (McCawley, 1996:69-70), near what later became the headquarters of the Rancho Alamitos. This was a prominent village of the Tongva and a major trading center. *Povuu'nga* and the other surrounding villages through to the Santa Ana River later contributed converts to Missions San Gabriel and San Juan Capistrano. This portion of the Los Angeles Basin, with the nearby Coyote Creek and Santa Ana River (termed *Wanaawna* by the Tongva (McCawley 1996:60), would have provided a rich set of both gathering and hunting resources used by the local indigenous communities. Native American settlement in the immediate area lasted well into the late 19th Century. Within Huntington Beach on the east bank of the Santa Ana River southeast of the project site was *Gengaara*, inhabited by the Tongva, about four miles away from the project site (this village, which also appears in both the San Gabriel and San Juan Capistrano mission sacramental registers, has usually been ascribed in the past to the Newport Bay area, but more recent archaeological and ethnohistoric work has indicated a

location along the river [Koerper, et al. 1996]). The village of *Lucúpa* has been ascribed by ethnohistorians as being situated along the west bank of the Santa Ana River (Kroeber 1925:Plate 57; McCawley 1996:71 and Map 8); however more recent work with the J.P. Harrington field notes, the Mission San Juan Capistrano sacramental registers and oral literature (Sparkman 1908) all point to its location being within Acjachemen lands along the Aliso Creek 17 miles to the south.

2.2.3 Historic Context

2.2.3.1 Spanish/Mexican Era

The earliest known direct European involvement with the land that became Buena Park, La Mirada, and Cerritos occurred in 1784. It was then that Corporal Manuel Nieto, formerly a member of Don Gaspar de Portolá's 1769/70 expedition through Alta California, successfully petitioned the governor of Alta California, Captain Pedro Fages (the two had served together in the Portolá Expedition) for the right to graze on land that included the Buena Park, La Mirada, and Cerritos area (Strawther, 2012). The Nieto Tract consisted of all the lands between the San Gabriel and Santa Ana Rivers, and from the Whittier Hills to the Pacific Ocean (Bandy and Bandy, 1998:188); a full 300,000 acres for pasturage of his horses and cattle. The extent was protested by Mission San Gabriel and later reduced to a "mere" 167,000 acres, where he and his family lived, grew, built adobe haciendas through Spanish rule and into the Mexican republic. Following 1832, the Rancho Los Nietos was divided into five smaller ranchos and given to Nietos' heirs, each grant still ranging in tens of thousands of acres. The cities of Buena Park, La Mirada, and Cerritos sit on the portion that was carved out of what once was the Rancho Los Coyotes, which had been inherited by Juan Jose Nieto, the eldest son (Bandy and Bandy, 1998:192). Rancho Los Coyotes passed from Nieto ownership in 1840 to Juan Bautista Leandri, an Italian immigrant, and then on to subsequent owners and divided into farms during the American era. The modern towns of Cerritos, La Mirada, Stanton, and Buena Park occupy the lands that were the Rancho Los Coyotes, extending across the Los Angeles and Orange County border.

Mexico rebelled against Spain in 1810, and by 1821, Mexico, including its California province, achieved independence. The Mexican Republic began to grant private land to citizens to encourage emigration to California. Huge land grant ranchos took up large sections of land in California. Ranchos surrounded the mission lands in all directions. The Mission San Gabriel lands were used for the support of the mission and provided for the large population of Tongva Native Americans. The mission lands were held in trust for Native peoples by the Franciscan missionaries for eventual redistribution. The lands along the coast, however, were open for early settlement by the colonists from New Spain.

The Mexican-American War of 1846 saw the invasion of California from both land and sea. Following several skirmishes in the San Diego and Los Angeles areas, and the capture of the territorial capital in Monterey, the United States rule was firmly established. Following the rapid influx of population to the north because of the Gold Rush of 1849, California was made a state in 1850. The economic and social order was slow to change in the southern portion of the state, however, and rancheros were left in control of their vast estates through the 1860s. The Los Angeles region, which included the future Orange County area through the 19th century, was a part of the "Cow Counties" and had little representation in the state legislature because of the sparse population. This allowed the predominantly Anglo population of the north to pass laws aimed at breaking up the ranches for settlement by Eastern farmers and, coupled with devastating droughts that crippled many livestock raisers, their dismemberment soon came. This helped pave the way for the "Boom of the Eighties" which saw an influx of people from the rest of the United States and the beginning of many of the

towns we see today (Dumke, 1944). This was the first spurt of growth for Los Angeles, and smaller communities in the region started to form to the west, east, and the south such as Anaheim, Tustin, and Santa Ana, serving as residential and commercial centers for the surrounding farms and orchards on the plains. Portions of the remaining ranchos, especially in the hill terrain, remained used largely for cattle ranching.

2.2.3.2 The American Period to Founding of Huntington Beach

The growth of communities in the southeastern part of Los Angeles County initiated a desire for a new county. In 1889, these communities formed Orange County, which included the area that became Huntington Beach. Coyote Creek became the northwestern border for Orange County and southeastern border for Los Angeles County (Armor, 1921), while the Santa Ana River that drains much of western Riverside and San Bernardino counties flows through the center of Orange County and exits into the Pacific Ocean on the southern edge of Huntington Beach.

Huntington Beach

Euro-American occupation of the Huntington Beach regions originated with Manuel Nieto, a retired Spanish Army soldier, who in 1784 received a Spanish tract of grant of over 300,000 acres that stretched from the San Gabriel to Santa Ana River, and from the Pacific Ocean coast inland to the Whittier Hills, which came to be known as Rancho Los Nietos. This was used primarily for raising cattle, as well as some horses and agriculture. This land filled the space between the jurisdictions of Mission San Gabriel to the north and Mission San Juan Capistrano to the south, and both establishments frequently disputed the Nieto's rights to all of these vast holdings wanting to place stations for agriculture to be used by their neophyte populations who originated in the many villages that had been there. (Much of the material in this history of Huntington Beach is derived from City of Huntington Beach 2022, and Epting 2001.)

After the death of Jose Nieto, in 1834 the Rancho Nieto was divided among his heirs, with the Las Bolsas rancho going to Maria Catalina Ruiz, widow of Manuel's son Jose Antonio Nieto, and the smaller segment of Las Bolsas, Bolsa Chica, to her brother Joaquin Ruiz in 1841. In the 1870s Able Stearns and his Stearns Rancho Company purchased most of the original Nieto holdings and ran cattle and horses and raised barley crops on what is now the city of Huntington Beach, with the intent of eventually selling the land to farming settlers from the East Coast. In the late 19th century, a portion of property "was sold to Col. Robert Northam, who raised and sold barley to surrounding ranchers. By 1889, a community city called Shell Beach had formed consisting of a small group of settlers. In 1901, Shell Beach was changed to Pacific City when P.A. Stanton formed a local syndicate and purchased 40 acres along the beach with 20 acres on each side of Main Street. Stanton's dream was to build a resort town on the Pacific Coast which would rival Atlantic City on the East Coast."

The City of Huntington Beach was incorporated in 1909. Its original developer was the Huntington Beach Company, a real-estate development firm owned by Henry Huntington, a railroad magnate after whom the city is named. While a popular resort for the Southern California residents living inland in Los Angeles and Orange County, Huntington Beach remained a relatively sleepy seaside town until the great oil boom in the 1920's.

"The initial growth of the city began with the oil boom in 1920. This was the largest California oil deposit known at the time. Wells sprang up overnight and in less than a month the town grew from 1,500 to 5,000 people. After a final oil strike in 1953, the fire department began clearing out oil

derricks within the city and along the coast to make room for the population explosion that began in the 1950's." The Anaheim Bay inlet to the north was acquired by the U.S. Navy as a weapons depot at the start of World War II. But through the 1970s much of this northern area and coastline remain undeveloped and a popular, if often crowded (resulting in the nickname of "Tin Can Beach").

Beginning in the late 1950's and continuing into the 1960's and 70's, residents by the thousands moved into the City. Huntington Beach became the fastest growing city in the continental U.S. for a time as housing tract after housing tract were built. In the 1970's and 1980's oil production rigs were concealed to improve the beach's image.

In the 1980s Donald Douglas Jr. acquired much of the remaining bean fields across from the current U.S. Weapons Station bordering Bolsa Chica in Huntington Beach and started to build the Douglas Aircraft Space Systems Center. The plant produced the upper stage of the Saturn V rocket that took the Apollo astronauts on their successful mission to the moon. Douglas aircraft became McDonnell Douglas, and in the 1990's Boeing purchased the combined firms. Boeing remains one of the largest employers in Huntington Beach. Starting about this time the small shops and residences along the main coastline of Huntington Beach began to be developed into large resorts for the many people who continue to come to the beaches here.

2.2.3.3 Project Site Land Use History

Historical aerial photos are available for the Huntington Beach area, the earliest dating to 1953 (NETR Online 2022). These photos show that by the early 1950s Beach Boulevard was an important if semi-rural paved highway that linked the interior of Orange County with the coast. The project area was still mostly farmland with numerous farms and agricultural residences and out-buildings; the project site itself was open farm land. Within ten years. However, in 1963, there were many more small buildings on both sides of Beach Boulevard at the project site with a few open parcels to the south and on the east side of the road to the south; the project parcel itself appears to have miscellaneous agricultural buildings on it. In 1972 small buildings, apparently a mix of homes with more small commercial buildings, lined the road though the project site itself was still vacant, which continued through 1983. In the 1992 aerial photo the Quality Inn motel had been built, and was situated a fully developed suburban setting on both sides (east and west) of Beach Boulevard up and down the road. This continued through 2004. In 2005 the immediate surroundings of the project site with the motel in place continued, except that the structure directly across the street on the east side of Beach Boulevard had been demolished leaving an empty lot; this continues through 2018 as seen on the last available aerial photo. (NETR Online, 2022: 1953-2018.)

The available U.S. Geological Survey (USGS) topographic maps for this area start with 1896. The 1896 and subsequent 1899 maps indicates that Beach Boulevard, that borders the east edge of the project site, was already in place as a major dirt road; there is an intersection immediate to the north of the project site to goes due east from Beach and bifurcates northwest and southwest from the intersection point; no structures are indicated. In the 1901 topo map the cross streets are gone and there are two small structures on the east side of Beach Boulevard, but the project site itself is empty; this remains the case through the 1907, 1915 and 1925 versions of the map. During this time the community of Wintersburg is indicated at a major crossroad approximately a quarter mile to the north, while swampy land extends across Beach Boulevard about a quarter mile to the south of the project site. The 1932 USGS map indicates that two small buildings are present immediately north of the project site and there are now five buildings across the road to the east; this remains unchanged through the 1943 printing; it is at this time that the name of Beach Boulevard is applied to the

thoroughfare and it is identified as State Highway 39. The 1935 map, however, had indicated an improvement on Beach Boulevard to a paved highway, which remains the case from that point on. With the 1943 topo map a series of short residential streets can be seen to the north off of Beach Boulevard lined with a small number of homes, while the area immediately around the project sites remains open space. Through 1951 and 1958 there are shown two small buildings immediately north of the project site. But within ten years all the land along Beach Boulevard, including the project site, is shown as a fully developed suburban setting and built-out to the point that individual structures are no longer indicated.

3.0 RESEARCH METHODS

The cultural resources inventory and related archival research included a background cultural resources records check (archival research) at the SCCIC, California State University Fullerton. Additionally, a SLF search was requested from the NAHC.

3.1 Records Search

A cultural resource records search was requested from the SCCIC on March 23, 2022. The results of this records search were received on May 25, 2022.

Also searched and reviewed were the official records and maps for cultural resources and surveys in the City of Fremont, the NRHP, Listed Properties and Determined Eligible Properties (2012), and the California Register of Historical Resources (CRHR) (2012).

For the current study, the scope of the records search included the project's boundary (see **Attachment A, Figure 2**). The research effort was completed to assess the sensitivity of the project site for both surface and subsurface cultural resources and to assist in determining the potential to encounter such resources, especially prehistoric—i.e., Native American—cultural remains, during potential earth-moving activities associated with the proposed project.

3.2 Native American Outreach

On March 23, 2022, Mr. O'Neil contacted the NAHC via email notifying them of the project activities, requesting a search of their SLF and requesting a list of local tribal organizations and individuals to contact for project outreach. The Commission's SLF results were received by email on May 5, 2022. The 12 Tribes and Native American contacts recommended by the NAHC were contacted via mail and email on April 7, 2022.

3.3 National Register of Historic Places

A search of the Built Environmental Resource Directory listing NRHP properties was reviewed to determine if there are any buildings on the project site or in the immediate area had been evaluated for the Register and listed. This was conducted by Megan Doukakis on May 9, 2022.

4.0 FINDINGS

4.1 Records Search

4.1.1 Recorded Archaeological Sites

Based on the SCCIC cultural resources records search, it was determined that there are no prehistoric or historic archaeological resources recorded within the project boundary. There is one recorded prehistoric cultural resource previously recorded within the half mile buffer zone.

The prehistoric cultural resource (CA-ORA-000359) is described as a small surface scatter with lithic flakes and chipping waste, mano fragments, cores, a few marine shells and fire-effected rocks, and worked glass (Marquette 19762). The site overlooked Slater Avenue but the location has since been built upon.

Table 4.1-1

KNOWN CULTURAL RESOURCES WITHIN A HALF-MILE RADIUS OF THE PROJECT BOUNDARY

Site Number	Author(s)	Date	Type	Description
P-30-000359, CA-ORA-000359	Allen Marquette	1972	Prehistoric	Lithic scatter with a few shells. The lithics include flake and chipping waste, mano fragments and cores, fire affected rocks, and worked glass.

4.1.2 Previous Cultural Resource Investigations

According to the records at the SCCIC, there have been eight previous cultural resources studies within the one-half-mile buffer of the project area (Table 4.1-2) (see Attachment D). Three of these surveys intersect the current project boundary described below.

A cultural resources survey completed for the City of Huntington Beach (OR-00001) covered the entire city and identified 26 cultural resources including the CA-ORA-359 prehistoric site located within the half-mile radius of the current project (Ahlering, 1973). A research design was prepared by SRI, Inc. for the evaluation of coastal archaeological sites in northern Orange County and identified 30 cultural resources (OR-02033; Mason, 1987). None of these fell within the project boundary. The City of Huntington Beach's General Plan contains a historical and cultural resources element that describes all the resources in the City and how they are managed. Twenty-six resources were identified including the CA-ORA-359 prehistoric site located within the half-mile radius of the project area (OR-04313; City of Huntington Beach, 2013).

**Table 4.1-2
KNOWN CULTURAL RESOURCE STUDIES WITHIN A HALF-MILE RADIUS OF THE PROJECT
BOUNDARY**

Report Number	Author(s)	Date	Title	Resources
OR-00001	Ahlering, Michael L.	1973	Report of a Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California	30-000078, 30-000082, 30-000084, 30-000085, 30-000086, 30-000087, 30-000088, 30-000142, 30-000145, 30-000149, 30-000183, 30-000185, 30-000276, 30-000288, 30-000289, 30-000290, 30-000291, 30-000292, 30-000293, 30-000302, 30-000346, 30-000356, 30-000358, 30-000359, 30-000363, 30-000365
OR-00840	McKenna, Jeanette A.	1986	Amendment to the Historic Property Survey Report: Warner Avenue Widening and Reconstruction Project in the City of Huntington Beach, California	30-000368
OR-01901	Anonymous	1987	Request for Determination of Effect for the Warner Avenue Widening and Reconstruction Project, City of Huntington Beach, Orange County, California	30-176488, 30-176489, 30-176490
OR-01933	Unknown	1985	Cultural Resource Survey Report on the Warner Ave. Widening and Reconstruction Project Located in the City of Huntington Beach, Orange County, California.	30-176488, 30-176489, 30-176490
OR-01954	Padon, Beth	1996	Archaeological Archival Review and Survey of the Co 5 and Co 6 Flood Control Channels, Anaheim, Newport, and Seal Beach USGS 7.5' Quadrangles, Orange County, California	NA

Report Number	Author(s)	Date	Title	Resources
OR-02033	Mason, Roger D.	1987	Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California	30-000078, 30-000082, 30-000083, 30-000084, 30-000085, 30-000086, 30-000088, 30-000143, 30-000145, 30-000183, 30-000256, 30-000257, 30-000258, 30-000259, 30-000260, 30-000261, 30-000262, 30-000263, 30-000264, 30-000288, 30-000290, 30-000291, 30-000292, 30-000294, 30-000302, 30-000322, 30-000365, 30-000366, 30-000368, 30-000555
OR-04052	Fulton, Phil	2009	Cultural Resource Assessment - Verizon Wireless Services Millpond Facility, City of Huntington Beach, Orange County, California	30-000185, 30-000367
OR-04313	Unknown, City of Huntington Beach	2013	Historic and Cultural Resources Element - Huntington Beach	NA

4.2 Native American Outreach

On March 23, 2022, Mr. O'Neil contacted the NAHC via email notifying them of the project, requesting a search of their SLF and asking for a list of local tribal organizations and individuals to contact for project outreach. The results of the search request were received May 5, 2022 from Mr. Andrew Greene, Associate Governmental Planner. The NAHC letter stated that "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]." (See **Attachment C**.)

UEI prepared letters to each of the 12 tribal contacts describing the project and a map showing the project's location, requesting a reply if they have knowledge of cultural resources in the area, and asking if they had any questions or concerns regarding the project (see **Attachment C**). On April 7, 2022, Archaeological Technician Megan B. Doukakis mailed and emailed letters with accompanying maps to all eight tribal contacts. There was a single response to the letters and emails. Joyce Perry, Tribal Manager of the Juaneño Band of Mission Indians Acjachemen (speaking on behalf of Band Chairperson Matias Belardes), responded via email on April 12, 2022 requesting a copy of the CHRIS archival research findings and indicated that, "Huntington Beach is part of our traditional territory, and a sensitive area to our tribe. There are many significant sites located as close to one mile of the project location. The ancient village at Bolsa Chica is located 2 miles to the west of the APE."

Following up on the initial letter and email contacts, telephone calls were conducted by Ms. Doukakis on May 6, 2022, to complete the outreach process following the 30-day period when replies could be made by the tribes. These calls were to the ten tribal contacts who had not already responded to UEI mailing and email. Six telephone calls were placed with no answer and so messages were left describing the project and requesting a response. These were to Chairperson Sandonne Goad,

Chairperson of the Gabrielino/Tongva Nation; to Mr. Charles Alvarez of the Gabrieleno-Tongva Tribe; Chairperson Anthony Morales of the Gabrieleno/Tongva San Gabriel Band of Mission Indians; Tribal Consultant and Administrator Christina Conley of the Gabrielino Tongva Indians of California Tribal Council; Tribal Historic Preservation Officer Shasta Gaughen, of the Pala Band of Mission Indians; and to Lovina Redner, Tribal Chair of the Santa Rosa Band of Cahuilla Indians. There have been no responses to date from these tribes. A message could not be left for Chairperson Robert Dorame of the Gabrielino Tongva Indians of California Tribal Council as the telephone mailbox was full.

Cultural Resource Department Head Joseph Ontiveros of the Soboba Band of Luiseño Indians responded over telephone on May 5, 2022 stating that he knows of cultural resources near Bolsa Chica but not in the project area. He indicated that the tribe will defer to the Juaneño Band. A telephone call to Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians - Kizh Nation was returned by the tribal office receptionist Samantha Galant. She indicated that the Chairperson was in a meeting. A message was left with her for the Chairperson. Ms. Galant indicated that Brandie Salas would later respond to Ms. Doukakis. There has been no reply to date. (See **Attachment C**)

4.3 National Register of Historic Places

A search of the Built Environmental Resource Directory provided by the Office of Historic Preservation (2022) was conducted for this project on April 9, 2022. It was determined that the project area does not have any resources present that have been evaluated under the National Register (Built Environmental Resource Directory). The closest properties that have been evaluated are situated at 7792 Barton Drive, located 0.17 mile to the southwest of the project area, and 17441 Jacquelyn Lane, located 0.31 mile to the southwest of the project area. These multifamily residences were determined ineligible for the National Register by consensus through Section 106 process (6Y).

5.0 MANAGEMENT CONSIDERATIONS

5.1 Site Evaluation Criteria

Evaluation of significance under CEQA uses criteria found in eligibility descriptions from the CRHR. Generally, a resource is to be considered historically significant if it meets the criteria for listing in the California Register [Public Resources Code § 5024.1; California Code of Regulations § 15064.5(a)(3)]. These criteria provide that a resource may be listed as potentially significant if it:

- Is associated with the events that have made a significant contribution to the broad patterns of California history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
- Has yielded, or may be likely to yield, information important in prehistory or history.

5.2 Potential Effects

No NRHR or CRHR sites are located within the project boundary. Therefore, no cultural resources will be adversely affected by the project. However, the presence of buried cultural (prehistoric and/or historic archaeological) resources cannot be ruled out. If prehistoric and/or historic artifacts are observed during subsurface excavation, work should be stopped in that area and a qualified archaeologist and Native American monitor should be on call to assess the finds.

6.0 CONCLUSIONS AND RECOMMENDATIONS

No prehistoric or historic archaeological resources are known in the project site. Within the a half-mile buffer zone there was a single prehistoric lithic scatter identified.

Two Native American responses have been received to date. The Juaneno Band of Mission Indians Acjachemen requested a copy of the CHRIS report and indicated that the city of Huntington Beach is part of their traditional territory, and a sensitive area to the tribe and that there are many significant sites located as close as one mile of the project location and that the ancient village at Bolsa Chica is located two miles to the west of the APE. The Soboba Band of Luiseno Indians indicated that they know of cultural resources near Bolsa Chica but not in the project area. They also indicated that the tribe will defer to the Juaneno Band. (See **Section 4.2** and **Attachment C**).

The cultural resources study findings suggest that there is a low potential for the presence of prehistoric cultural resources. The project site is disturbed by several decades of urban development. It is not recommended that an archaeological monitor be present during ground-disturbing activities. However, if prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material.

If human remains are encountered during excavations associated with this project, work will halt in that area and the Alameda County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD will make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

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1901 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1903 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1915 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1925 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1932 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1935 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1943 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1945 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1951 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

1958 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

- 1968 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
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- 1977 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
- 1981 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
- 1982 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
- 2012 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
- 2015 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.
- 2018 *Newport Beach, Calif. 7.5'*, USGS Quadrangle map.

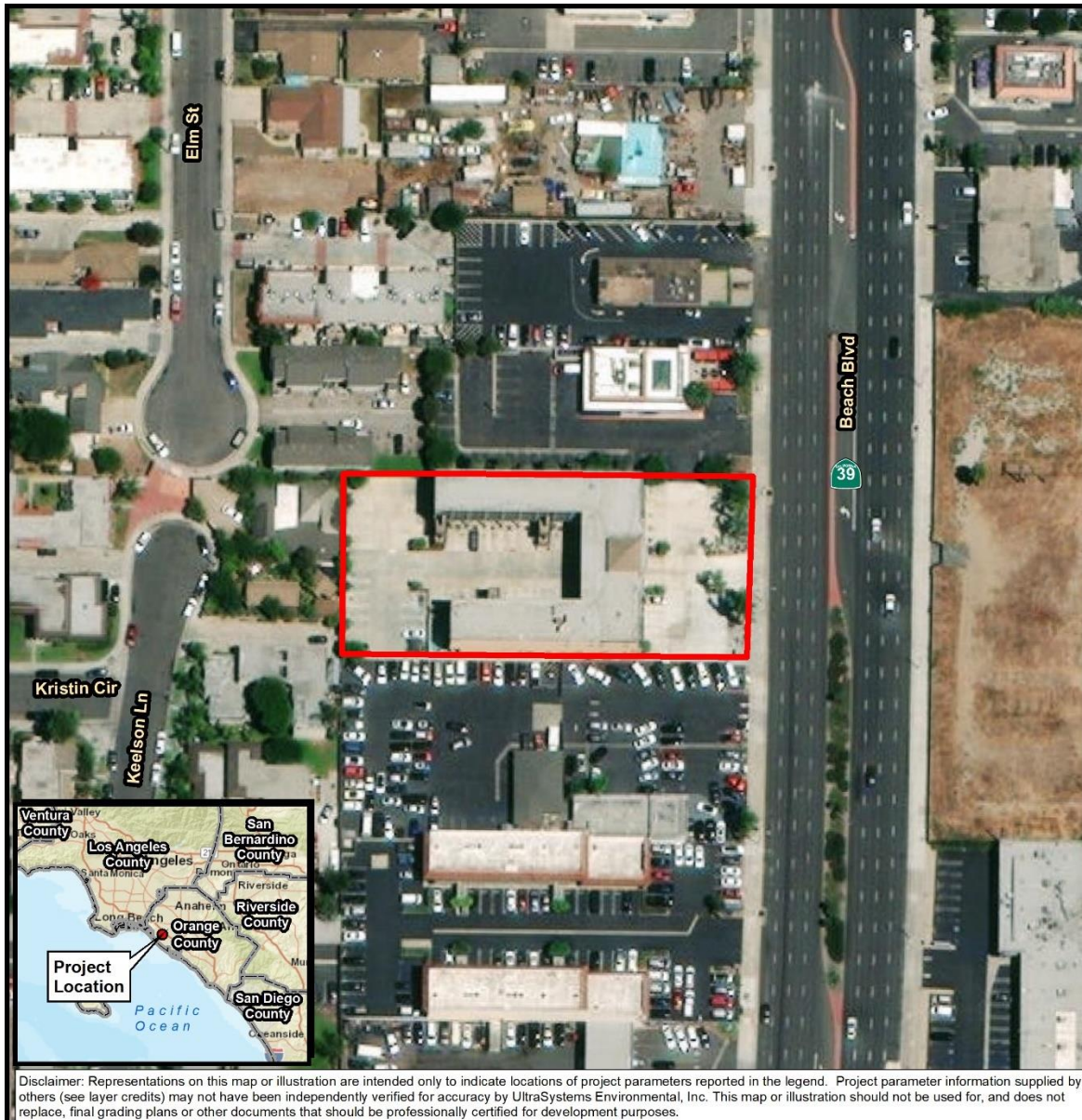
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ATTACHMENTS

ATTACHMENT A
PROJECT MAPS

Figure 1
PROJECT STUDY AREA



Path: \\GIS\vr\gis\Projects\7168_NCR_QualityInn_Home_ARP_Funds_NEPA_CE_Only\MXDs\7168_NCR_QualityInn_Huntington_3_0_Project_Location_2022_03_16.mxd
 Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; UltraSystems Environmental, Inc., 2022

March 16, 2022

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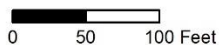


Legend

 Project Boundary

**NCR - Quality Inn
Huntington Beach**

Project Location

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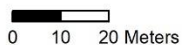
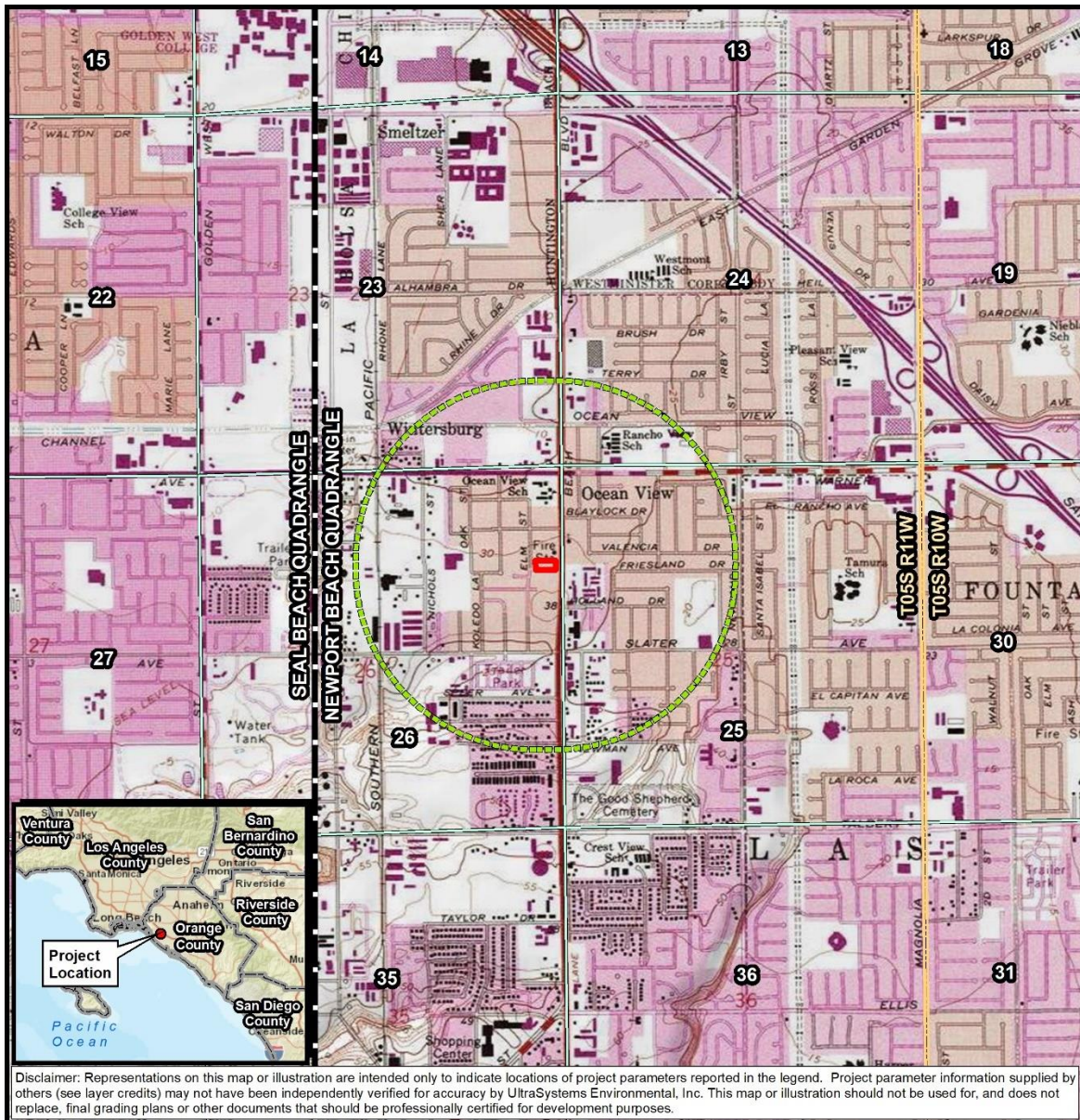
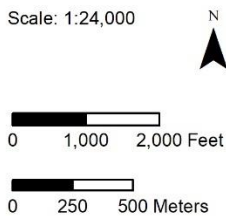
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Figure 2
TOPOGRAPHIC MAP WITH APE SHOWN AND QUARTER-MILE BUFFER ZONE



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 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC,
 (c) OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed, California Department of Conservation, 2019,
 UltraSystems Environmental, Inc., 2022



Legend

-  Project Boundary
-  Half-Mile Radius
-  Quadrangle Boundary
-  Township Boundary
-  Section Boundary

**NCR - Quality Inn
 Huntington Beach**

Topographic Map
 USGS Quadrangle: Newport Beach
 Township: 5S Range: 11W
 Section: 26



ATTACHMENT B
PERSONNEL BACKGROUND

Stephen O'Neil, M.A., RPA*Cultural Resources Manager, Cultural Anthropology/Archaeology***Education**

- M.A., Anthropology (Ethnography emphasis), California State University, Fullerton, CA, 2002
- B.A., Anthropology, California State University, Long Beach, CA, 1979

Professional and Institutional Affiliations

- California Mission Studies Association
- City of Laguna Beach Environmental Sustainability Committee, appointed 2012
- Orange County Natural History Museum; Board Member
- Pacific Coast Archaeological Society; Board Member and Past President
- Society for California Archaeology

Professional Registrations and Licenses

- Register of Professional Archaeologists (No. 16104) (current)
- Riverside County, CA, Cultural Resource Consultant (No. 259) (current)
- Cultural Resource Field Director, BLM Permit (CA-13-19) – California, 2013
- NEPA and CEQ Consultation for Environmental Professionals; course by the National Association of Environmental Professionals, 2013

Professional Experience

Mr. O'Neil has 30 years of experience as a cultural anthropologist in California. He has researched and written on archaeology, ethnography, and history. Mr. O'Neil has archaeological experience in excavation, survey, monitoring, and lab work. Most of this has been on Native American prehistoric sites, but also includes Spanish, Mexican, and American period adobe sites. His supervisory experience includes excavation and survey crew chief and project director of an adobe house excavation. He has a wide range of expertise in Phase I & II Environmental Site Assessments, archaeological resource assessment surveys, salvage operations, and cultural background studies for various EIR projects. Mr. O'Neil has worked for cultural resource management firms as well as government agencies and Native American entities. He has prepared technical reports as well as published journal articles.

Select project experience***Inglewood Avenue Corridor Widening Project, City of Lawndale, Los Angeles County, CA: 2013-2014***

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. The City of Lawndale is widening Inglewood Avenue from Marine Avenue north. The project uses Caltrans funds and the cultural resources report was prepared in Caltrans format. A separate historic properties report was prepared as well. Prepared for Huitt-Zollars Engineering.

Via Ballena Storm Drain Relocation, City of San Clemente, Orange County, CA: 2013

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This residential area has a damaged

storm drain under Via Ballena that was causing earth movement and erosion. The requirements for state funding, and cultural resources inventory report was required. Prepared for the City of San Clemente.

Pine Canyon Road – Three Points Road to Lake Hughes Road, Los Angeles County, CA: 2013

Mr. O’Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This nine-mile portion of Pine Canyon Road lies partially within the Angeles National Forest. A series of widening and culvert repairs is planned by the Los Angeles County Department of Public Works (LACDPW). An assessment was made of possible cultural resources, historic and prehistoric that may be affected by the construction, and four historic sites were recorded. Prepared for LACDPW.

Alton Parkway Extension Project, Cities of Irvine and Lake Forest, Orange County, CA: 2012

Mr. O’Neil directed and conducted archaeological and paleontological monitoring, archaeological excavation, cultural resource records search, Native American contacts and report writing for this project. Alton Parkway was extended 2.1 miles between the cities of Irvine and Lake Forest. For the portion within the City of Irvine, UltraSystems conducted monitoring and excavation services. One prehistoric site was excavated and reported on; a series of living features were discovered and also reported. The final monitoring report described the paleontological and archaeological findings. A separate technical report on the archaeological excavations was also prepared. Mr. O’Neil directed research into historic and prehistoric background and prepared the final assessment of potential impacts. Prepared for the Orange County Department of Public Works.

NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System (LA-RICS), Los Angeles County, CA: 2011-2014

Mr. O’Neil is part of the UltraSystems team currently preparing technical studies and NEPA and CEQA documentation toward the construction of LA-RICS, an \$800-million emergency communications system due to be operational in 2016. LA-RICS will provide a highly-coordinated emergency communications system to all first responders to natural and man-made disasters throughout Los Angeles County. Mr. O’Neil is the cultural and historical resources studies team leader, directing five researchers. These studies include coordination of field visits to all 260-plus locations for an archaeologist and/or an architectural historian with agency escorts to observe and record any onsite prehistoric and historic features, performing records and literature searches at archaeology information centers and local archives, contacting local agencies for historically listed structures and districts, coordinate public notices of the project throughout Los Angeles County, consultation with the NAHC and all local tribal organizations, and direct consultation with the California State Historic Preservation Officer (SHPO). This information was compiled by Mr. O’Neil and is used to prepare FCC historical resource forms which were submitted to the SHPO for review.

Megan B. Doukakis, M.A.

Archaeological Technician

Education

- M.A. Public Archaeology, California State University, Northridge, 2012–2018
- B.A., Anthropology, California State University, Long Beach, 2011
- University of California, Los Angeles - Pimu Catalina Archaeological Field School, 2010
- International Scholar Laureate Program: Delegation on Anthropology and Archaeology in China, 2009
- Earthwatch Institute, “Unearthing Mallorca’s Past” archaeological excavation, Mallorca, Spain, 2005

Professional and Institutional Affiliations

- Phi Kappa Phi National Honor Society, 2011
- Sigma Alpha Lambda, National Leadership and Honor Organization, 2010
- Society for California Archaeology Membership 2012–2015

Professional Experience

Mrs. Doukakis has worked in the field of cultural resource management for seven years at environmental firms. Before this Mrs. Doukakis had participated in multiple field schools in Southern California and abroad. She has experience in survey, excavation, laboratory work, and information searches. Mrs. Doukakis holds the title of Archaeological Technician at UltraSystems Environmental. Prior to this, she completed a CRM internship at UltraSystems. These positions have provided her with the opportunity to contribute to proposals, final reports, project scheduling, archaeological record searches and paleontological, archaeological and Native American monitor organizing for projects.

Select project experience

Results of the Condition Assessment, Site Monitoring, and Effects Treatment Plan (CASMET) Marine Corps Base Camp Pendleton, San Diego County, CA

Client: Marine Corps Base Camp Pendleton, Duration: 5/11 to 9/11

Mrs. Doukakis conducted survey and excavation for the USMC Base Camp Pendleton condition assessment project. Areas were tested around Camp Pendleton for the presence and condition of cultural material previously recorded. She also conducted laboratory work and curation for the material collected within excavations. Mrs. Doukakis contributed to the final report with background records searches and prehistoric and historic background writing for the report.

Archaeological Excavation Results Report for the Alton Parkway Extension Project, Orange County, CA

Client: Orange County Department of Public Works; Contract: \$357,170, 10/10 to 6/12

Mrs. Doukakis participated in the Alton Parkway project, City of Irvine, Orange County, CA. She was responsible for cleaning and cataloging the artifacts recovered from the excavation and surface collections. She also contributed to the final report by compiling the historical background information.

Identification and Evaluation of Historic Properties ADA Wheelchair Access Ramp Improvement Project, City of Lake Forest, Orange County, CA

Client: City of Lake Forest/Penco, Contract: \$2,981.62, Duration: 6/12 to 7/12

Mrs. Doukakis contributed to the cultural resource records search, field survey, Native American contacts and report writing for this project. This residential area required wheelchair access ramps on every corner in this neighborhood. An assessment of the possible cultural resources that may be affected with this construction was made for the City of Lake Forest. Mrs. Doukakis contributed the historic and prehistoric background, and the assessment of the possible resources in the area.

Tenaska Solar Projects Imperial Solar Energy Center-South; Imperial Solar Energy Center-West; and Wistaria Ranch, Imperial County, CA

Client: Tenaska/CSOLAR Development, Contract: \$3,441,809, 10/13 to 8/15.

Mrs. Doukakis conducted Native American contacts for field monitoring, coordinated with subcontractors to initiate cultural and paleontological field surveys, for the several solar energy projects being handled by UltraSystems Environmental in the El Centro area, Imperial County, CA. She contributed different parts of the survey report and monitoring program documents, including historic and prehistoric background, editorial review. At ISEC- West, Mrs. Doukakis was responsible for contacting and organizing Tribal monitors for this project. She contacted tribal organizations and inquired about their interest in providing tribal monitors for this project. directly organized with Native American groups to sign agreements, and fill out tax paperwork. She was also responsible for organizing and keeping track of and gathering field log from monitors from six tribal groups. She also recovered previously recorded artifacts in the field before the start of the project.

NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System -Long Term Evolution, Los Angeles County, CA

Client: LARICS Joint Powers Authority, Contract: \$3,051,312, 1/12 to 1/15.

UltraSystems' team prepared technical studies and NEPA and CEQA documentation toward the construction of LA-RICS-LTE, an \$800-million emergency communications system that will provide a highly coordinated emergency communications system to all first-responders to natural and man-made disasters throughout Los Angeles County. For this project Mrs. Doukakis conducted record searches at the South Central Coastal Information Center for the Department of Commerce on over 300 project sites throughout the County of Los Angeles. She helped prepare letters to the NAHC and tribal organizations associated with the project area. Mrs. Doukakis contributed to contacting, organizing, and scheduling architectural historians to conduct historical research around the project areas. Letters were written for contact to local agencies and cities. A public notice was constructed and published in three local newspapers. Mrs. Doukakis also constructed hundreds of Federal Communications Commission 620 and 621 forms for submission to California State Historic Preservation Office.

Newton Canyon Monitoring Project, CA

Client: County of Los Angeles Department of Public Works, Contract: \$2,930.00, Duration: 7/13 to 12/13

Mrs. Doukakis was an archaeological monitor for this project. She monitored all ground disturbing activities as well as lightly surveying the area for cultural material. Mrs. Doukakis also conducted the records center research at the South Central Coastal Information Center at CSUF. Through email, letter, and telephone correspondence, Mrs. Doukakis contacted the NAHC and associated tribal groups.

ATTACHMENT C
NATIVE AMERICAN HERITAGE COMMISSION
RECORDS SEARCH



March 23, 2022

Government Program Analyst
Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, California 95691

Subject: Cultural Resources Inventory, Quality Inn Project - Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168.

Dear NAHC Staff,

UltraSystems Environmental, Inc. (UEI) has been contracted by the National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. I am requesting a search of the Sacred Lands File for potential traditional cultural sites.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.*, USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

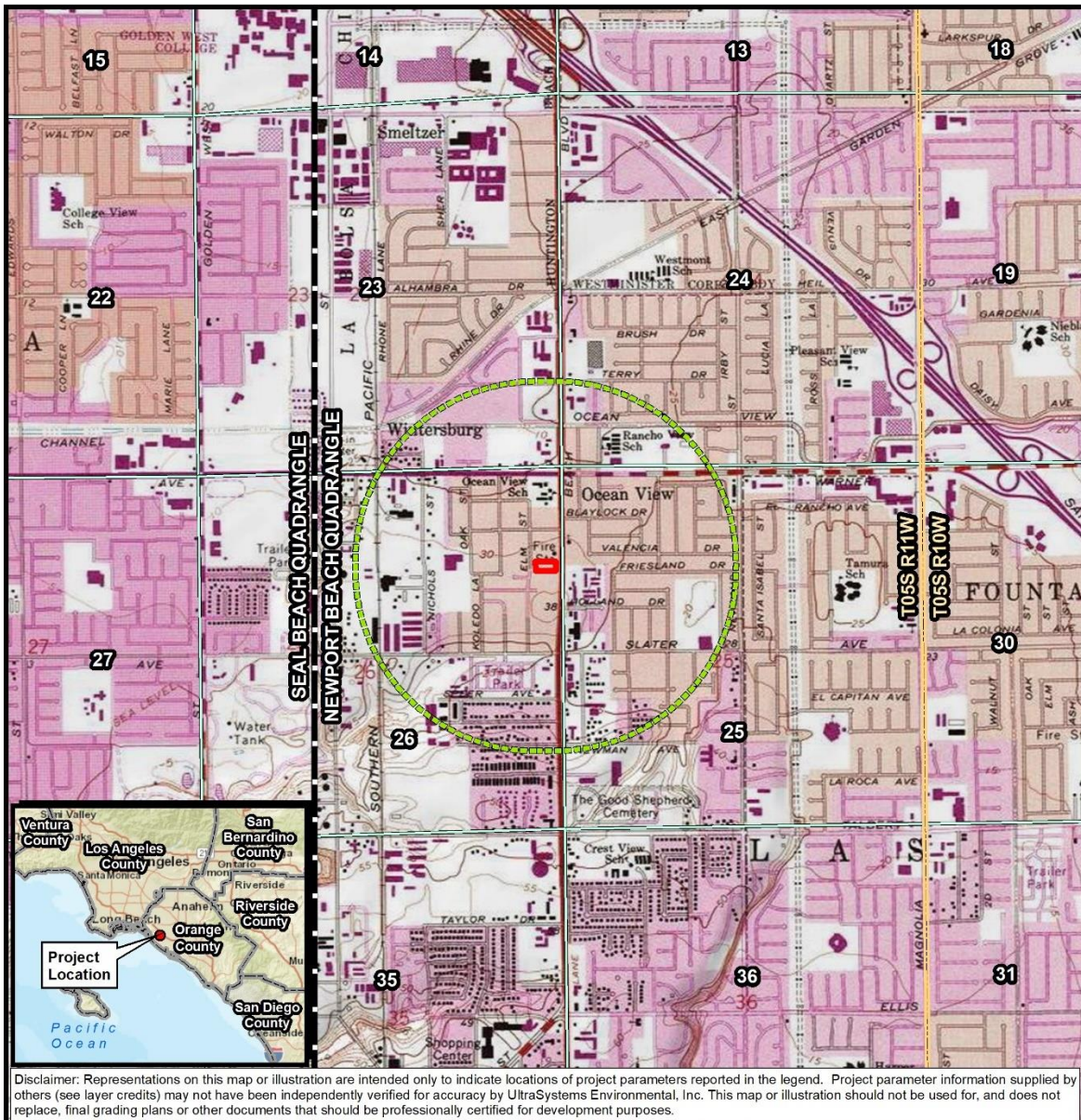
If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

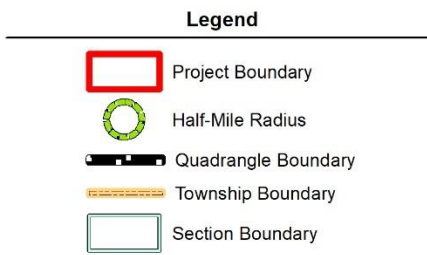
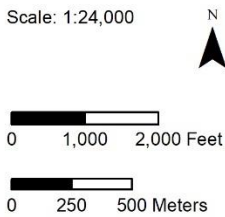
Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 176
Facsimile: 949.788.4901
Website: www.ultrasystems.com



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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 UltraSystems Environmental, Inc., 2022



**NCR - Quality Inn
 Huntington Beach**
 Topographic Map
 USGS Quadrangle: Newport Beach
 Township: 5S Range: 11W
 Section: 26





STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

May 5, 2022

Stephen O'Neil
UltraSystems Environmental

Via Email to: soneil@ultrasystems.com

Re: Quality Inn – Huntington Beach Project, Orange County

Dear Mr. O'Neil:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yakayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Orange County
5/5/2022**

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

**Gabrielino Tongva Indians of
California Tribal Council**

Christina Conley, Tribal
Consultant and Administrator
P.O. Box 941078 Gabrielino
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

**Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes**

Matias Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

**Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes**

Joyce Perry, Tribal Manager
4955 Paseo Segovia Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Cupeno
Rd. Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Quality Inn – Huntington Beach Project, Orange County.

**Native American Heritage Commission
Native American Contact List
Orange County
5/5/2022**

***Soboba Band of Luiseno
Indians***

Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Quality Inn – Huntington Beach Project, Orange County.

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2 of 2



April 7, 2022

Charles Alvarez,
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 9130

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Mr. Alvarez,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager.

As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because the project is situated within Tongva traditional tribal lands, Gabrielino-Tongva Tribe and your inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.*, USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 176
Facsimile: 949.788.4901
Website: www.ultrasystems.com



April 7, 2022

Matias Belardes, Chairperson
 Juaneno Band of Mission Indians Acjachemen Nation -
 32161 Avenida Los Amigos
 San Juan Capistrano, CA, 92675

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Belardes,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Stephen O'Neil, M.A., RPA
 Cultural Resources Manager
 soneil@ultrasystems.com

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 16431 Scientific Way
 Irvine, CA 92618-7443
 Telephone: 949.788.4900, ext. 176
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April 7, 2022

Christina Conley, Tribal Consultant and Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Ms. Conley,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 176
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Website: www.ultrasystems.com



April 7, 2022

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Dorame,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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16431 Scientific Way
Irvine, CA 92618-7443
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April 7, 2022

Shasta Gaughen, Tribal Historic Preservation Officer
 Pala Band of Mission Indians
 PMB 50, 35008 Pala Temecula Rd.
 Pala, CA, 92059

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Ms. Gaughen,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
 Cultural Resources Manager
 soneil@ultrasystems.com

Corporate Office – Orange County
 16431 Scientific Way
 Irvine, CA 92618-7443
 Telephone: 949.788.4900, ext. 176
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 Website: www.ultrasystems.com



April 7, 2022

Sandonne Goad, Chairperson
Gabrielino /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Goad,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 176
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Website: www.ultrasystems.com



April 7, 2022

Anthony Morales, Chairperson
 Gabrieleno/Tongva San Gabriel Band of Mission Indians
 P.O. Box 693
 San Gabriel, CA, 91778

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Morales,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because the project is situated within Tongva traditional tribal lands, the Gabrieleno/Tongva San Gabriel Band of Mission Indians and your inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

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Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
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 Irvine, CA 92618-7443
 Telephone: 949.788.4900, ext. 176
 Facsimile: 949.788.4901
 Website: www.ultrasystems.com



April 7, 2022

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseno Indians
P.O. BOX 487
San Jacinto, CA, 92581

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Mr. Ontiveros,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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Facsimile: 949.788.4901
Website: www.ultrasystems.com



April 7, 2022

Joyce Perry, Tribal Manager
 Juaneno Band of Mission Indians Acjachemen Nation -
 4955 Paseo Segovia
 Irvine, CA, 92603

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Ms. Perry,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because of your and Juaneno Band of Mission Indians Acjachemen Nations inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.* USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
 Cultural Resources Manager
 soneil@ultrasystems.com

Corporate Office – Orange County
 16431 Scientific Way
 Irvine, CA 92618-7443
 Telephone: 949.788.4900, ext. 176
 Facsimile: 949.788.4901
 Website: www.ultrasystems.com



April 7, 2022

Lovina Redner, Tribal Chair
 Santa Rosa Band of Cahuilla Indians
 P.O. Box 391820
 Anza, CA, 92539

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Ms. Redner,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager.

As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because of your and Santa Rosa Band of Cahuilla Indians inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.*, USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
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April 7, 2022

Andrew Salas, Chairperson
 Gabrieleno Band of Mission Indians - Kizh Nation
 P.O. Box 393
 Covina, CA, 91723

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Salas,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager.

As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because the project is situated within Tongva traditional tribal lands, Gabrieleno Band of Mission Indians - Kizh Nation and your inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.* USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

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 Website: www.ultrasystems.com



April 7, 2022

Isaiah Vivanco, Chairperson
Soboba Band of Luiseno Indians
P.O. BOX 487
San Jacinto, CA, 92581

Subject: Cultural Resources Inventory, Quality Inn Project – City of Huntington Beach, Orange County, California. UltraSystems Environmental Project No. 7168

Dear Chairperson Vivanco,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a Cultural Resources Inventory in support of the Quality Inn Project in Huntington Beach, Orange County, California. The Project consists of conducting minor renovations to the existing Quality Inn in the city of Huntington Beach, to adhere to current health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. UltraSystems will conduct the cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project would include minor renovations to the hotel to adhere to the latest health and safety codes in order to maintain occupancy. The minor renovations include Americans with Disabilities (ADA) compliance; installation of convertible kitchenettes in each unit; upgraded finishes to the fire/life/safety system, repair walkways and the roof, improve site security by adding exterior cameras and lighting, painting; plumbing fixtures, flooring and air conditioning units; and security fencing in front of the property. No additional units or expansion of the building's floor area or height would be conducted as part of the proposed action. Two units will be for staff, and one unit will be converted into a common area. Additionally, the project would convert the existing lobby and associated space, which includes a full kitchen to be subdivided into offices for resident support services staff and a community room. The property would have secured controlled access, on-site amenities, supportive services, and an onsite property manager.

As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). We have requested from the Native American Heritage Commission (NAHC) a search of their Sacred Lands File for any nearby potential traditional cultural sites. No response has been received to date. Because of your and Soboba Band of Luiseno Indians inclusion in past NAHC lists for projects near this area, we are contacting you for information the Band may have on cultural resources in the project study.

The Project is located in the northeastern portion of Huntington Beach, and is specifically located at 17251 Beach Boulevard in the city of Huntington Beach, Orange County. This may be seen on the *Newport Beach, Calif.*, USGS topographical quadrangle, R 11 W, T 5 S, in the NE ¼ of the NE ¼ of Section 26. The subject property contains the Quality Inn building; it is surrounded by a restaurant to the north, auto dealers to the south and east and apartment buildings to the west. Additionally, the Interstate-405 San Diego Freeway is located 1.5 miles to the north and west of this Inn. This is shown on the enclosed map and the Project area is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Respectfully yours,

Stephen O'Neil, M.A., RPA
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Facsimile: 949.788.4901
Website: www.ultrasystems.com

NCR, Quality Inn, Orange County, California.
[UEI #7168]
Native American Contact Log

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contacts	Comments
Andrew Green, Cultural Resources Analyst	Native American Heritage Commission	N/A	May 5, 2022.	N/A	Request for Sacred Lands File search and local Native American representatives contact information. Reply received May 5, 2022 from Andrew Green
Andrew Salas, Chairperson	Gabrieleno Band of Mission Indians - Kizh Nation	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Chairperson Salas on May 5, 2022. The telephone call was not answered; a message was left. Samantha Galant returned our call and indicated that the Chairperson was in a meeting. A message was left with her for the Chairperson. Galant indicated that Brandie Salas would get back to us.
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Chairperson Morales on May 5, 2022. The telephone call was not answered; a message was left. No response to date.
Sandonne Goad, Chairperson	Gabrielino /Tongva Nation	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Chairperson Goad on May 5, 2022. The telephone call was not answered; a message was left. No response to date.
Robert Dorame, Chairperson	Gabrielino Tongva Indians of California Tribal Council	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Chairperson Dorame on May 5, 2022. The telephone call was not answered; a message was not able to be left as the mailbox was full. No response to date.
Christina Conley, Tribal Consultant and Administrator	Gabrielino Tongva Indians of California Tribal Council	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Ms. Conley on May 5, 2022. The telephone call was not answered;

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contacts	Comments
					a message was left. No response to date.
Charles Alvarez	Gabrielino-Tongva Tribe	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Mr. Alvarez on May 5, 2022. The telephone call was not answered; a message was left. No response to date.
Matias Belardes, Chairperson	Juaneño Band of Mission Indians Acjachemen Nation	April 7, 2022	April 7, 2022	N/A	Letter and email describing project and requesting input on concerns was sent April 7, 2022. An email response was received on April 12, 2022 from Ms. Perry – see below.
Joyce Perry, Tribal Manager	Juaneño Band of Mission Indians Acjachemen Nation	April 7, 2022	April 7, 2022	N/A	Letter and email describing project and requesting input on concerns was sent April 7, 2022. An email response was received on April 12, 2022 from Ms. Perry requesting a copy of the CHRIS report and indicated that, “Huntington Beach is part of our traditional territory, and a sensitive area to our tribe. There are many significant sites located as close to one mile of the project location. The ancient village at Bolsa Chica is located two miles to the west of the APE.”
Shasta Gaughen, Tribal Historic Preservation Officer	Pala Band of Mission Indians	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Ms. Gaughen on May 5, 2022. The telephone call was not answered; a message was left. No response to date.
Lovina Redner, Tribal Chair	Santa Rosa Band of Cahuilla Indians	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Mr. Alvarez on May 5, 2022. The telephone call was not answered; a message was left. No response to date.
Joseph Ontiveros, Cultural Resource Department	Soboba Band of Luiseno Indians	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Mr. Ontiveros on May 5, 2022, he indicated that he knows of cultural resources near Bolsa Chica but none in the project area. He indicated that the tribe will defer to the Juaneño Band.

❖ ATTACHMENTS ❖

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contacts	Comments
Isaiah Vivanco, Chairperson	Soboba Band of Luiseno Indians	April 7, 2022	April 7, 2022	May 5, 2022	Letter and email describing project and requesting input on concerns was sent April 7, 2022. A phone call was made to Mr. Ontiveros on May 5, 2022, he indicated that he knows of cultural resources near Bolsa Chica but none in the project area. He indicated that the tribe will defer to the Juaneño Band.

From: Joyce Perry <kaamalam@gmail.com>
Sent: Tuesday, April 12, 2022 10:50 AM
To: Megan Black <mblack@ultrasystems.com>
Cc: Steve Oneil <soneil@ultrasystems.com>
Subject: Re: 7168 NCR- Quality Inn Project, Orange County

Good Afternoon,

Thank you for reaching out regarding the 7168 NCR- Quality Inn Project. Can you please tell me if a CHRIS report is available for this project area, and what if any resources were indicated on that report?

Huntington Beach is part of our traditional territory, and a sensitive area to our tribe. There are many significant sites located as close to 1 mile of the project location. The ancient village at Bolsa Chica is located 2 miles to the west of the APE.

Thank you

Húu'uni 'óomaqati yáamaqati.
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Tribal Manager, Cultural Resource Director

On Tue, Apr 12, 2022 at 1:48 PM <mblack@ultrasystems.com> wrote:

Good afternoon Ms. Perry,

We have have not received the results of the CHRIS center search as of yet. I can pass the results of that along once we receive it.

Thank you for providing the information about the tribes concerns about the project and the proximity of the project area to significant sites. We will include these in our report.

Best regards,

Megan Black Doukakis | Archaeological Technician | M.A.

UltraSystems Environmental | WBE/DBE/SBE/WOSB

16431 Scientific Way Irvine, CA 92618
Office **949.788.4900 Ext. 228** Fax 949.788.4901

From: [Joyce Perry](#)
To: [Megan Black](#)
Cc: [Steve Oneil](#)
Subject: Re: 7168 NCR- Quality Inn Project, Orange County
Date: Tuesday, April 12, 2022 2:32:55 PM
Attachments: [image001.jpg](#)

Thank you for your response. We look forward to reviewing the CHRIS report when it becomes available.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

ATTACHMENT D
CHRIS RECORDS SEARCH BIBLIOGRAPHY

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00001		1973	Ahlering, Michael L.	Report of a Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California	Archaeological Research, Inc.	30-000078, 30-000082, 30-000084, 30-000085, 30-000086, 30-000087, 30-000088, 30-000142, 30-000145, 30-000149, 30-000183, 30-000185, 30-000276, 30-000288, 30-000289, 30-000290, 30-000291, 30-000292, 30-000293, 30-000302, 30-000346, 30-000356, 30-000358, 30-000359, 30-000363, 30-000365
OR-00840		1986	McKenna, Jeanette A.	Amendment to the Historic Property Survey Report: Warner Avenue Widening and Reconstruction Project in the City of Huntington Beach, California	Scientific Resource Surveys, Inc.	30-000368
OR-01901		1987	Anonymous	Request for Determination of Effect for the Warner Avenue Widening and Reconstruction Project, City of Huntington Beach, Orange County, California	P&D Technologies	30-176488, 30-176489, 30-176490
OR-01933		1985	Unknown	Cultural Resource Survey Report on the Warner Ave. Widening and Reconstruction Project Located in the City of Huntington Beach, Orange County, California.	Scientific Resource Surveys, Inc.	30-176488, 30-176489, 30-176490
OR-01954		1996	Padon, Beth	Archaeological Archival Review and Survey of the Co 5 and Co 6 Flood Control Channels, Anaheim, Newport, and Seal Beach USGS 7.5' Quadrangles, Orange County, California	Petra Resources, Inc.	
OR-02033		1987	Mason, Roger D.	Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California	Scientific Resource Surveys, Inc.	30-000078, 30-000082, 30-000083, 30-000084, 30-000085, 30-000086, 30-000088, 30-000143, 30-000145, 30-000183, 30-000256, 30-000257, 30-000258, 30-000259, 30-000260, 30-000261, 30-000262, 30-000263, 30-000264, 30-000288, 30-000290, 30-000291, 30-000292, 30-000294, 30-000302, 30-000322, 30-000365, 30-000366, 30-000368, 30-000555
OR-04052	Cellular -	2009	Fulton, Phil	Cultural Resource Assessment - Verizon Wireless Services Millpond Facility, City of Huntington Beach, Orange County, California	LSA Associates, Inc.	30-000185, 30-000367
OR-04313	City of Huntington Beach	2013	Unknown	Historic and Cultural Resources Element - Huntington Beach	City of Huntington Beach	

Attachment 12. Cultural Resources Memorandum

August 17, 2023

13230.40

Suzanne Harder
Orange County Housing & Community Development
1501 E St. Andrew Place
Santa Ana, California 92705

Subject: Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project, City of Huntington Beach, Orange County, California

Dear Ms. Harder:

This letter memorandum summarizes the cultural resources efforts conducted for the proposed Huntington Beach Oasis Project (project) located at 17251 Beach Boulevard, a 0.91-acre property of a former Quality Inn Motel, in the City of Huntington Beach, Orange County, California. The proposed project would receive Homekey Round 2 Funds through the U.S. Department of Housing and Urban Development (HUD) which must comply with the provisions of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations at 36 CFR Part 800. This letter formally documents that the *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O'Neil 2022) prepared by UltraSystems, was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and according to the Secretary of Interior's standards and guidelines governing cultural resources.

The *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O'Neil 2022) included a records search, correspondence with the Native American Heritage Commission (NAHC) and Native American contacts in the area identified by the NAHC, and review of the Built Environment Resource Directory. No historic properties are present within the APE. No cultural resources will be impacted by the project, and a finding of No Historic Properties Affected is recommended.

1 Project Description and Location

The project area of potential effects (APE) is located at 17251 Beach Boulevard, midblock along Beach Boulevard between Warner Avenue and Slater Avenue, in the City of Huntington Beach, Orange County, California. The project APE falls within Section 25 of Township 5 South, Range 11 West of the Newport Beach, CA U.S. Geological Service (USGS) 7.5-minute quadrangle (Figure 1).

The proposed project consists of the adaptive re-use of the current 64 motel room interim housing facility (i.e., former motel) into a permanent multifamily community. The bulk of the scope consists of incorporating kitchenettes into each of the existing motel rooms to create 62 Permanent Supportive Housing (PSH) studio units. The additional two current interim phase motel room manager rooms are being studied to potentially be combined into a one-bedroom manager's unit for the permanent multifamily community. Other components of the proposed scope include affiliated improvements to mechanical, electrical, and plumbing systems in order to support the added

kitchenettes. The site plan illustrates the existing building footprint which will not be changed and depicts additional outdoor common areas and landscape improvements that are proposed as well to enhance future resident engagement opportunities and amenities where previously motel patron parking stalls were located. The former motel building's Beach Boulevard façade will undergo some improvements to update, rehab, and modernize the main façade and its view from the street with contemporary and architecturally pleasing elements.

The only added component to the existing footprint is a proposed approximately 2,300 square foot new construction standalone single-story building which will be located toward the main entrance of the property nearest Beach Boulevard. This new building will provide additional interior common amenity space and programming space for case management offices and multi-purpose activities and supportive services/classes for residents such as counseling, financial literacy, healthy living education, and general health and wellness class. Additional upgrades to the property include sustainability improvements such as a complete fuel switch from the existing natural gas central boiler system to heat pump boilers, supplemented by rooftop solar, as well as energy efficiency upgrades- low flow fixtures and LED lighting etc.

The project APE consists of 0.91 acres of a former Quality Inn Motel that is currently operating as a Homekey program intern housing shelter for homeless individuals. The project APE is one continuous rectangular shaped parcel encompassing Accessors Parcel Number (APN) 165-225-10 (Figure 2).

2 Regulatory Framework

2.1 Federal

The National Register of Historic Places (NRHP) is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS), under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further asserts that certain property types are not considered eligible for listing in the NRHP, except under certain circumstances (NPS 1990):

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 CFR Sections 800.16(i)(1)).

Effects on historic properties under Section 106 of the NHPA are defined in the assessment of adverse effects in 36 CFR Sections 800.5(a)(1):

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property’s eligibility for

the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Adverse effects on historic properties are clearly defined and include, but are not limited to (36 CFR 800.5 (a)(2)):

- i. Physical destruction of or damage to all or part of the property;
- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines;
- iii. Removal of the property from its historic location;
- iv. Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance;
- v. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

To comply with Section 106, the criteria of adverse effect are applied to historic properties, if any exist in the APE, pursuant to 36 CFR Sections 800.5(a)(1). If no historic properties are identified in the APE, a finding of "no historic properties affected" will be made for the proposed project. If there are historic properties in the APE, application of the criteria of adverse effect will result in project-related findings of either "no adverse effect" or of "adverse effect," as described above. A finding of no adverse effect may be appropriate when the undertaking's effects do not meet the thresholds in criteria of adverse effect 36 CFR Sections 800.5(a)(1), in certain cases when the undertaking is modified to avoid or lessen effects, or if conditions were imposed to ensure review of rehabilitation plans for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (codified in 36 CFR Part 68).

If adverse effects findings were expected to result from the proposed project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR Part 800.6(a).

3 Methods and Results

The Secretary of the Interior has issued Standards and Guidelines for Archeology and Historic Preservation (48 FR 44720-44726), which are used for the identification and evaluation of historic properties and to ensure that the procedures are adequate and appropriate. The identification and evaluation of historic properties are dependent upon the relationship of individual properties to other similar properties (NPS and ACHP 1998, pp. 18-20). Information about properties regarding their prehistory, history, architecture, and other aspects of culture must be collected and organized to define these relationships (NPS 2009), which is the intent of the current inventory and evaluation for the project.

The *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O'Neil 2022) included a records search using a 0.5-mile radius around the project APE completed at the South Central Coastal Information Center (SCCIC) at California State University Fullerton. The records search was conducted by SCCIC staff and received on May 25, 2022. Ultra Systems staff requested a search of the Sacred Lands File from the NAHC on March 23, 2022 and received the negative results from the NAHC on May 5, 2022. Ultra Systems also reviewed the Built Environment Resource Directory on May 9, 2022, which lists the NRHP properties to determine if any buildings within the APE or immediately adjacent had been evaluated and listed on the NRHP. A pedestrian survey was not conducted due to the Categorical Exemption status of the project.

3.1 South Central Coastal Information Center Record Search

A complete discussion on the previous records search summary completed by Ultra Systems is described in Chapter 4.1 of the *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O'Neil 2022). The SCCIC records search results indicate that eight previous cultural resources studies were recorded within 0.5-miles of the project APE and of the eight studies, three studies consisting of a cultural resources survey report, a research design, and a general plan, intersect the project APE. No previously recorded cultural resources were recorded within the APE, however, one previously recorded resource, CA-ORA-000359, a small surface artifact scatter, had been identified within 0.5-miles of the APE (Doukakis and O'Neil 2022).

3.2 Archival Research

Dudek conducted an on-line review of historic aerial photographs of the project APE and general vicinity, to help determine the previous disturbances and land use of the project APE in the past. Historic aerial photographs of the project APE and surrounding areas were available from 1953 to 2020 (NETR 2023). The historical aerials from 1953 and 1963 reveals a single-family residence in the southwestern section of the APE, while the rest of the APE remains undeveloped. By 1972 the parcel appears vacant and the single-family residence is no longer extant. The parcel remains vacant from 1972 until 1992, when a large motel appears (former Quality Inn). No substantial changes are observed within the APE on the aerial photographs from 1992 to 2020. A review of the historic aerials reveals that grading had occurred within the APE in the 1970s, and no historic age structures are currently located within the APE.

Historic topographic (topo) maps of the project APE were reviewed (earliest map available is 1896). On the 1951 and 1958 topo maps, a structure is observed within the southwestern section of the APE, however, it is not present on topo maps after 1958.

3.3 Native American Heritage Commission

Ultra Systems requested a search of the NAHC's Sacred Lands File on March 23, 2022 and the NAHC replied on May 5, 2022 with negative results. UltraSystems prepared letters to 12 tribal contacts to ask if they had any knowledge of cultural resources in the area, or any concerns or questions regarding the project,. Tribal respondents from the Juaneño Band of Mission Indians and the Soboba Band of Luiseño Indians stated that they know of sites near the APE but did not identify any sites in the APE. A complete discussion on the previous Native American outreach completed by Ultra Systems is described in Chapter 4.2 of the *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O'Neil 2022).

3.4 Built Environment Resource Directory

Ultra Systems conducted a search of the Built Environment Resource Directory (BERD) provided by the Office of Historic Preservation on April 9, 2022. The APE does not contain any resources that have been evaluated under the NRHP. A complete discussion on the previous review by UltraSystems of the BERD is described in Chapter 4.3 of the *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O’Neil 2022).

3.5 Pedestrian Survey

A pedestrian survey was not conducted by UltraSystems due to the Categorical Exemption status of the project (Doukakis and O’Neil 2022). In addition, the project APE is currently occupied by a former motel constructed in 1990. The project APE is completely developed and covered by the motel building, asphalt, and landscaping. Due to the negative SCCIC records search results, negative Sacred Lands File results, and absence of ground surface visibility in the APE, it was determined that a pedestrian survey was not required.

4 Summary and Management Considerations

This letter formally documents that the *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O’Neil 2022), was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and according to the Secretary of Interior’s standards and guidelines governing cultural resources. The *Phase I Cultural Resources Inventory Report for the Quality Inn Project* (Doukakis and O’Neil 2022) included a SCCIC records search which did not identify any cultural resources within the project APE. A pedestrian survey is not required due to the developed nature of the project APE and because the APE had been disturbed by decades of urban development. No cultural resources (historic properties) are present within the APE. No cultural resources are will be impacted, and a finding of No Historic Properties Affected is recommended for the project. There is a low potential for unknown cultural resources to be disturbed by construction and it was not recommended that an archaeological monitor be present during ground-disturbing activities. however, if cultural resources are observed during project activities, work should be stopped until a qualified archaeologist and Native American monitor can be retained to assess the finding (Doukakis and O’Neil 2022). Management recommendations identified by Doukakis and O’Neil (2022) are appropriate under Section 106 as well.

Should you have any questions relating to this cultural resources records search summary and review and its findings please contact me at Dudek.

If you have any questions about this investigation, please contact Keshia Montifolca, (kmontifolca@dudek.com or 619.949.3082).

Respectfully Submitted,



Keshia Montifolca, M.A., RPA
Archaeologist

TO: SUZANNE HARDER
SUBJECT: CULTURAL RESOURCES SECTION 106 MEMORANDUM FOR THE HUNTINGTON BEACH OASIS PROJECT, CITY OF HUNTINGTON BEACH, ORANAGE COUNTY, CALIFORNIA

Cc; Brad Comeau, RPA, Angela Pham, RPA, Jonathan Rigg, Dudek

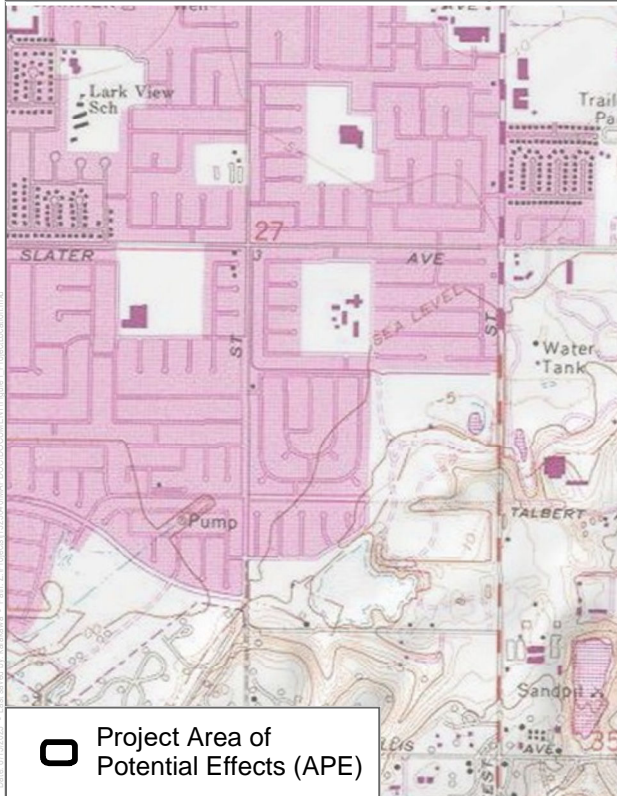
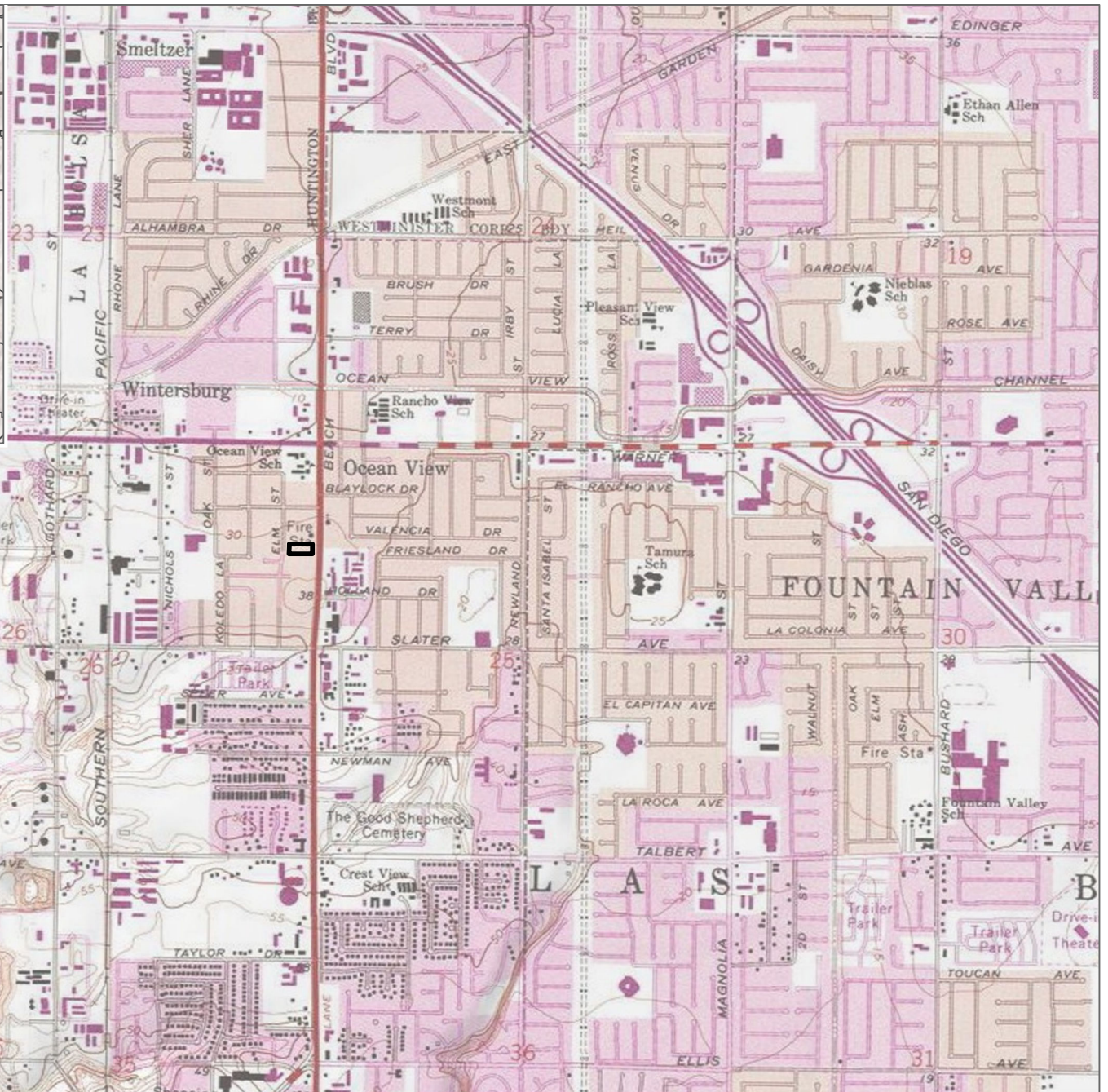
Att: Figure 1, Project Location
Figure 2, APE Map


5 References

Doukakis, Megan Black and Stephen O'Neil. 2022. *Phase I Cultural Resources Inventory for the Quality Inn Project, Huntington Beach, Orange County, California*. Prepared for National Community Renaissance.

NETR (National Environmental Title Research). 2023. Address search 17251 Beach Boulevard, California. Accessed August 15, 2023. <http://www.historicaerials.com/>.

NPS (National Park Service). 1995. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin 15. March January 31, 2022. <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.



 Project Area of Potential Effects (APE)

SOURCE: USGS 7.5-Minute Series Newport Beach Quadrangle
Township 5S/ Range 11W/ Section 25




FIGURE 1

Project Location

Huntington Beach Oasis Project



Drawn: 11/15/2022
Source: Bing Imagery 2021
Map: 2/2/2023 11:20:04 AM
Project: HUNTING BEACH OASIS PROJECT
Document: HUNTING BEACH OASIS PROJECT - APE.mxd

 Area of Potential Effects (APE)

SOURCE: Bing Imagery 2021



FIGURE 2
Area of Potential Effects (APE) Map
Huntington Beach Oasis Project

Attachment 13. State Historic Preservation Office Failure to Respond



DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JULIE LYONS
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
INTERIM DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING & COMMUNITY
DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

OC Community Resources

Note to File-Huntington Beach Oasis conversion to permanent housing

A request for Concurrence from CalSHPO was emailed on 8/18/23, as of 9/21/23 no response has been received.

Since CalSHPO did not respond within the 30 day time period, the County will proceed with completion of the Environmental Assessment.

Suzanne Harder

Signature

9/21/23

Date

Enclosures: (optional)

Attachment 14. HUD DNL Calculations

Kristin Arakawa

From: Michael Greene
Sent: Wednesday, August 9, 2023 2:01 PM
To: Kristin Arakawa
Cc: Jonathan Rigg; Carson Wong; Nick Segovia; Mark Storm
Subject: Huntington Beach HUD EA Noise - 17251 Beach Boulevard: PN 13230.40
Attachments: DNL Calculator - HUD Exchange_Exterior Resi_MG 080923.pdf; DNL Calculator - HUD Exchange_Outdoor Use_MG 080923.pdf; BPM Calculator - HUD Exchange - Nearest Ext Area_MG 080923.pdf; 17251 Beach Blvd - Google Maps.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kristin – I (with assistance from Carson Wong and Nick Segovia) have completed the noise modeling estimate for this project using the U.S. Department of Housing and Urban Development (HUD) Exchange DNL Calculator and the HUD Barrier Performance Module.

Because the proposed project may receive HUD funding, the noise standards specified by HUD were used for this analysis. Those noise standards may be found in 24 CFR Part 51, Subpart B (CFR 2013). Exterior uses with a day night average sound level (DNL) of 65 dBA or less are considered normally acceptable. Sites at which the environmental or community noise exposure exceeds 65 decibels DNL are considered noise-impacted areas. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dBA but does not exceed 75 dBA. The interior noise standard is 45 dBA DNL.

The project site is located at 17251 Beach Boulevard in Huntington Beach, California. The project site takes access from Beach Boulevard. Based upon the project's provided Architectural Concept Design Plan, the nearest proposed residential units (those on the east-facing building façade) are located approximately 140 feet from the roadway centerline of Beach Boulevard. The nearest major cross-street (Slater Avenue) is also located approximately 1,200 feet south of the project site with numerous rows of commercial and residential structures in between. These structures would block the direct noise path between Slater Avenue traffic noise and the project site. Based upon HUD guidance, roadways beyond 1,000 feet do not need to be included in the noise analysis. For these reasons, only Beach Boulevard roadway traffic noise was assessed.

No active rail lines are located in the project vicinity, and the nearest airport is Los Alamitos Airfield, located approximately 6.4 miles to the northwest. Based upon the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Amended August 2017), the 60 and 65 dBA noise contours for Los Alamitos Airfield are located approximately 5.9 miles or more from the project site. With the provided site plan, as well as published ADT traffic volumes from the Orange County Transportation Authority (for Beach Boulevard), projected out 10 years from the anticipated project completion date of 2024 at a 1% annual traffic growth rate, and speed limit information and building setback measurements from online aerial imagery, I ran the HUD DNL noise model. The HUD noise model printouts are attached, and this as well as backup reference data is located here:

The resulting predicted 24-hour noise level at the project site’s residential units with a direct exposure to Beach Boulevard (at the east-facing façade) is 70 dBA DNL/L_{dn}. Thus, the traffic noise exposure would exceed the HUD exterior noise standard of 65 dBA DNL by 5 dB at the nearest proposed residential units, putting these receivers in the “normally unacceptable” noise range. It should also be noted that all north- and south-facing doors and windows would be located within the courtyard area formed by the project’s U-shaped design and would thus be well-shielded from Beach Boulevard traffic noise by the building structure.

As detailed in Section 2.1, 24 CFR Part 51, Subpart B states that sites at which environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 dBA are considered to be noise-impacted. For new construction proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required. Approvals in the “normally unacceptable” noise zone require a minimum of 5 decibels of additional sound attenuation if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA.

Typical new construction of multi-family homes with windows closed provides a minimum of 25 dB exterior to interior noise reduction. All residential units will be equipped with a forced air heating ventilation air conditioning (HVAC) unit that allows for a “windows closed” condition (i.e., windows do not need to be left open for ventilation). As such, the interiors of the proposed habitable rooms with a view of Beach Boulevard are anticipated to be approximately 45 dBA DNL or less (this is because 70 dBA exterior – 25 dBA attenuation = 45 dBA interior). Nonetheless, In order to ensure compliance with 24 CFR Part 51, Subpart B and that the HUD noise standard of 45 dBA DNL is not exceeded, the detailed architectural design plans (when these are prepared) shall provide the following specification for upgraded windows:

- All windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 or greater.

Please see Table X. With implementation of this requirement the proposed project would not exceed the HUD interior noise standard of 45 dBA DNL and would be within the “normally acceptable” noise range for interior noise.

Receivers / Location	Maximum Noise Level at Façade¹	Required Interior Noise Reduction²	Minimum Anticipated Interior Noise Reduction³	Upgraded Windows ?⁴	Interior Noise Level⁵
Nearest exterior façade to Beach Boulevard (east-facing units)	70	25	29	Yes	41

1 - Estimated exterior noise level at the building façade based upon Table 2.

2 - Noise reduction required to satisfy the interior noise standards.

3 - Minimum interior noise reduction with windows closed and upgraded windows at indicated locations, standard windows elsewhere.

4 - Does the required interior noise reduction trigger upgraded windows based on a standard reduction of 25 dBA?

5 - Estimated noise level based upon minimum anticipated noise reduction.

With regard to traffic noise levels at exterior amenity areas, examination of the provided Architectural Concept Design Plan shows that that the proposed outdoor amenities areas would be located within the courtyard area formed by the U-shaped building structure and would thus be well-shielded from direct Beach Boulevard traffic noise exposure . The nearest such outdoor amenity area would be located a minimum of 180 feet from the Beach Boulevard centerline. In the absence of the attenuation from the building structure, the estimated noise level would be 68 dBA DNL. The HUD Barrier Performance Module (BPM) was used to estimate the noise reduction provided by the building, Considering the

surrounding building but taking the opening on the first floor into account, the BPM estimate yielded a noise reduction level of 7 decibels (dB). Therefore, traffic noise levels at the proposed outdoor use areas would be approximately 61 dBA DNL; this would be 4 dB less than 65 dBA DNL and thus within the “normally acceptable” noise range for exterior use areas.

Hope this is helpful, please let us know if you need anything else or if questions.

Best Regards,

Mike Greene, INCE Bd. Cert.

Environmental Specialist / Acoustician

DUDEK

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Portland, Oregon 97232

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mgreene@dudek.comwww.dudek.com

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

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

17251 Beach Blvd_Nearest Exterior Amenity Area

Record Date

08/09/2023

User's Name

Mike Greene

Road # 1 Name:

Beach Blvd

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

180

180

180

Distance to Stop Sign

Average Speed

40

40

35

Average Daily Trips (ADT)

75418

1555

778

Night Fraction of ADT

15

15

15

Road Gradient (%)

1

Vehicle DNL

65

59

64

Calculate Road #1 DNL

68

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	N/A
Site DNL with Loud Impulse Sound	

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 \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

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- 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

17251 Beach Blvd_Nearest Residential Facade

Record Date

08/09/2023

User's Name

Mike Greene

Road # 1 Name:

Beach Blvd

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

140

140

140

Distance to Stop Sign

Average Speed

40

40

35

Average Daily Trips (ADT)

75418

1555

778

Night Fraction of ADT

15

15

15

Road Gradient (%)

1

Vehicle DNL

67

60

66

Calculate Road #1 DNL

70

Reset

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

Yes No

Combined DNL for all Road and Rail sources	70
Combined DNL including Airport	N/A
Site DNL with Loud Impulse Sound	

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 \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > BPM Calculator

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

[View Day/Night Noise Level Calculator \(/programs/environmental-review/dnl-calculator/\)](#)

[View Descriptions of the Input/Output variables.](#)

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	<input type="text" value="25"/>	R¹	<input type="text" value="140"/>
S	<input type="text" value="5"/>	D¹	<input type="text" value="40"/>
O	<input type="text" value="5"/>	α	<input type="text" value="140"/>

[Calculate Output](#)

Output Data

h	<input type="text" value="20"/>	R	<input type="text" value="140"/>
D	<input type="text" value="40"/>	FS	<input type="text" value="7.0088"/>

~	7.0000
---	--------

Reduction From Barrier (dB):

Note: If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

Road DNL:

Rail DNL:

Combined Road/Rail DNL with Barrier Reduction:

Input/Output Variables

Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- R^1 = Distance from Noise Source to Barrier
- D^1 = Distance from the Observer to the Barrier
- α = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

Output Variables

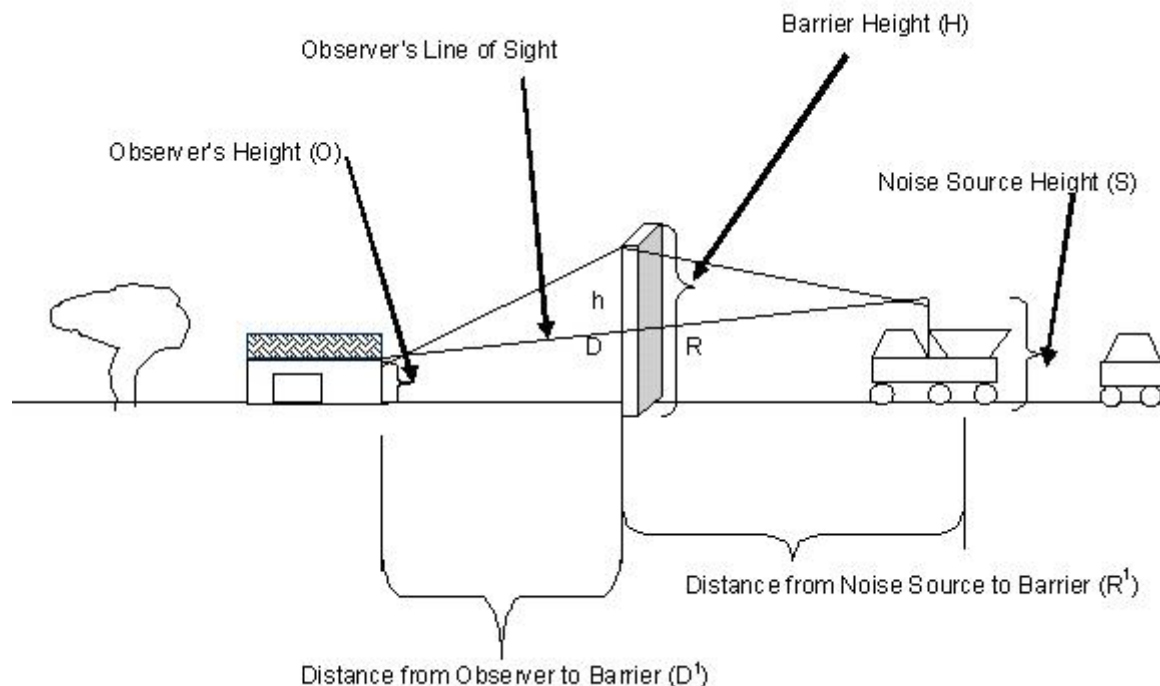
Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to

the Observer.

- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

The “actual barrier performance for barriers of finite length” is noted on the worksheets(in the Guidebook) as **FS**.

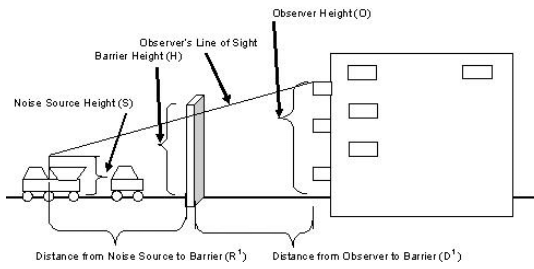


Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

Scenario #1:

Scenario #1:



Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the

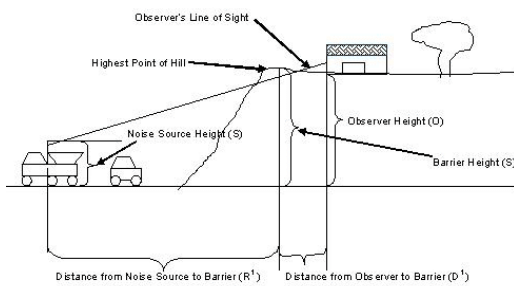
(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #2:

Scenario #2:



Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

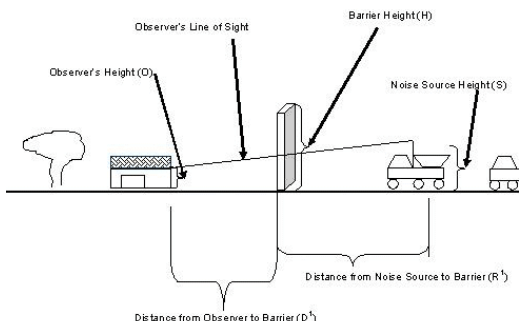
(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #3:

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

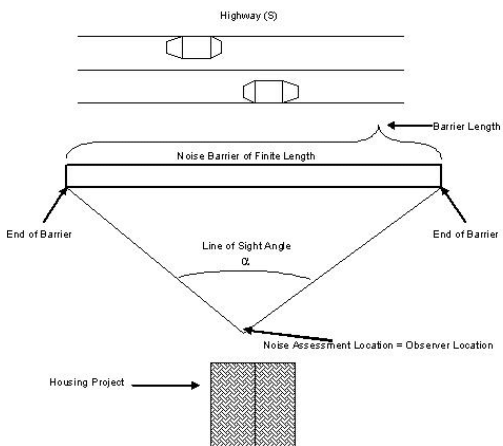
Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #4:

Scenario #4:



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α , subtended by the barrier at the observer's location.

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α , subtended by the barrier at the observer's location.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Contents

Calculator

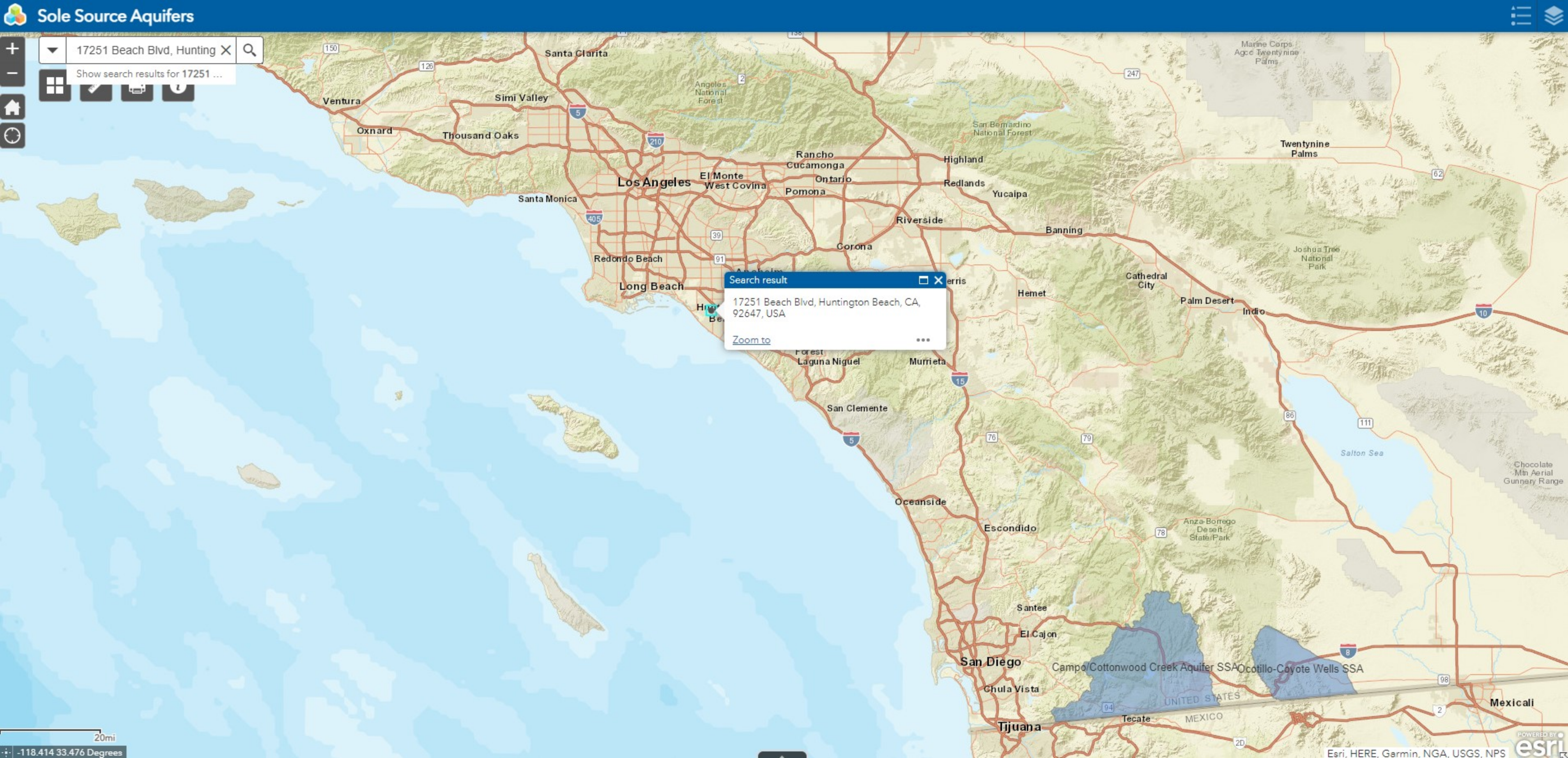
Input/Output Variables

Barrier Implementation Scenarios

Attachment 15. Sole Source Aquifers Map

17251 Beach Blvd, Hunting X

Show search results for 17251 ...



Search result

17251 Beach Blvd, Huntington Beach, CA, 92647, USA

[Zoom to](#)

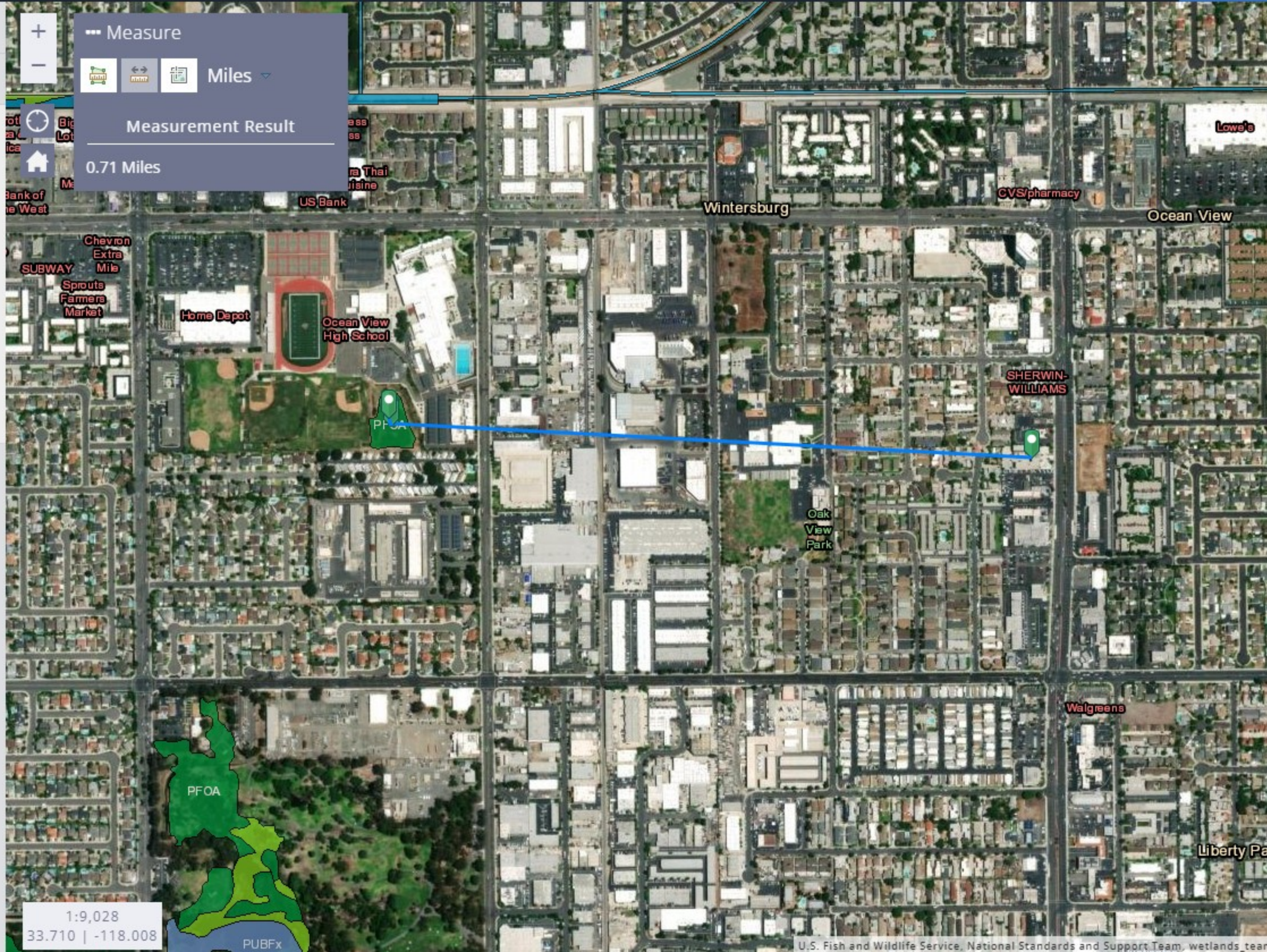
Attachment 16. National Wetlands Inventory Map



BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

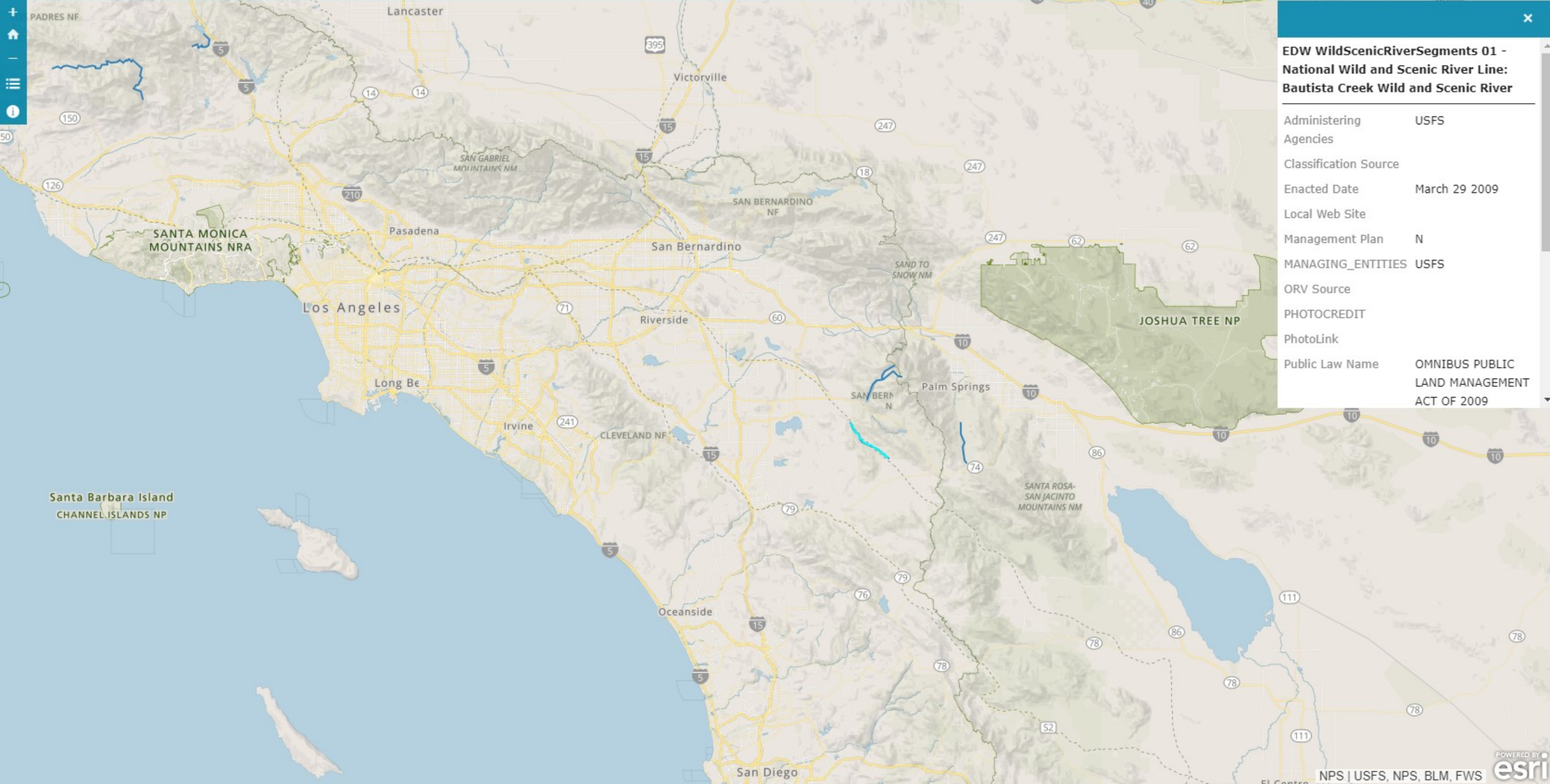


1:9,028
33.710 | -118.008

LEGEND

- Wetlands**
- Estuarine and Marine
 - Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- Riparian**
- Forested/Shrub
 - Herbaceous

Attachment 17. Wild and Scenic Rivers Map



EDW WildScenicRiverSegments 01 - National Wild and Scenic River Line: Bautista Creek Wild and Scenic River

Administering Agencies	USFS
Classification Source	
Enacted Date	March 29 2009
Local Web Site	
Management Plan	N
MANAGING_ENTITIES	USFS
ORV Source	
PHOTOCREDIT	
PhotoLink	
Public Law Name	OMNIBUS PUBLIC LAND MANAGEMENT ACT OF 2009

Attachment 18. EJScreen Community Report

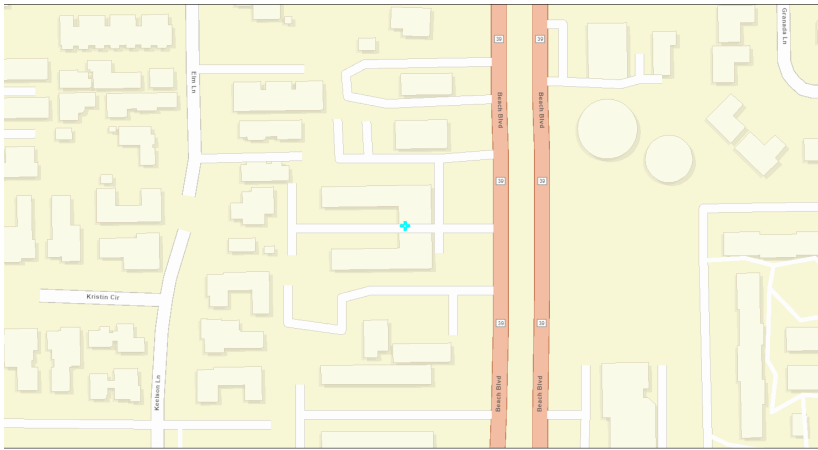


EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Huntington Beach, CA

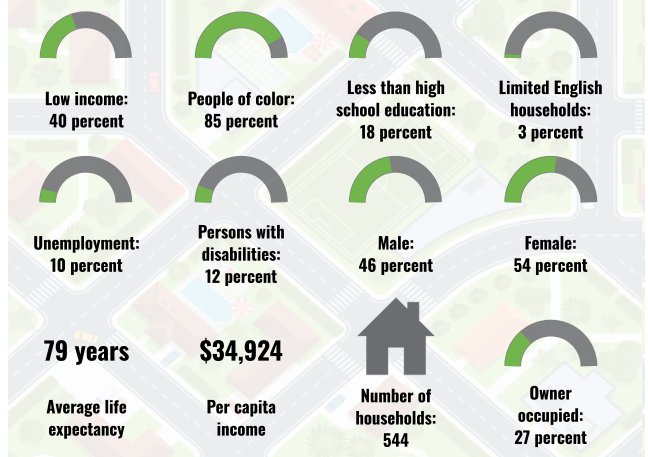
0.125 miles Ring Centered at 33.711880,-117.989613
 Population: 1,883
 Area in square miles: 0.05



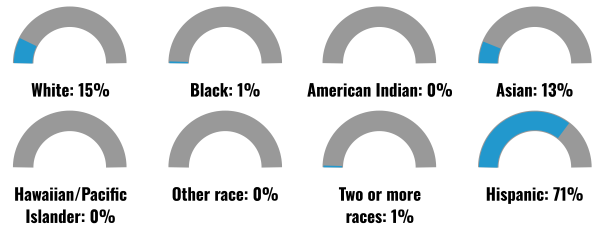
September 18, 2023
 HB Oasis
 1:11,128
 0 0.01 0.02 0.04 mi
 0 0.02 0.04 0.07 km

EJScreen Community Maps Contributions: City of Huntington Beach, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swatch, GeoTechnologies, Inc., Mapbox, USGS, Bureau of Land Management, Esri, HERE, US Census Bureau, USDA.

COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	49%
Spanish	41%
Other Indo-European	1%
Vietnamese	8%
Tagalog (including Filipino)	1%
Other Asian and Pacific Island	1%
Total Non-English	51%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

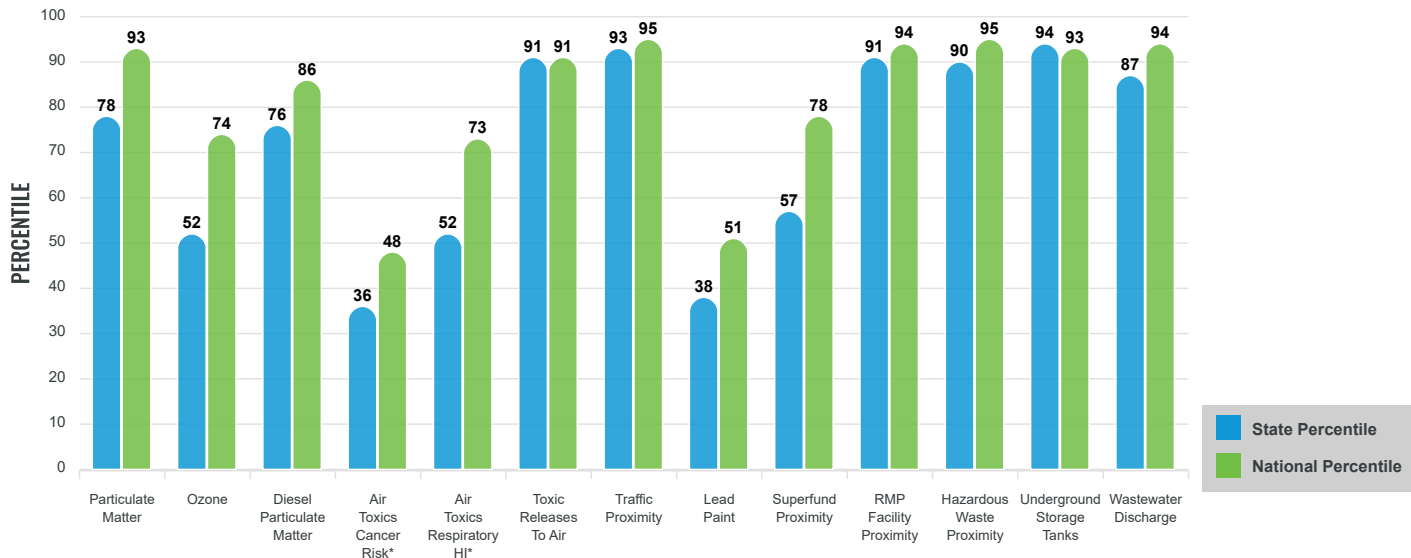
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

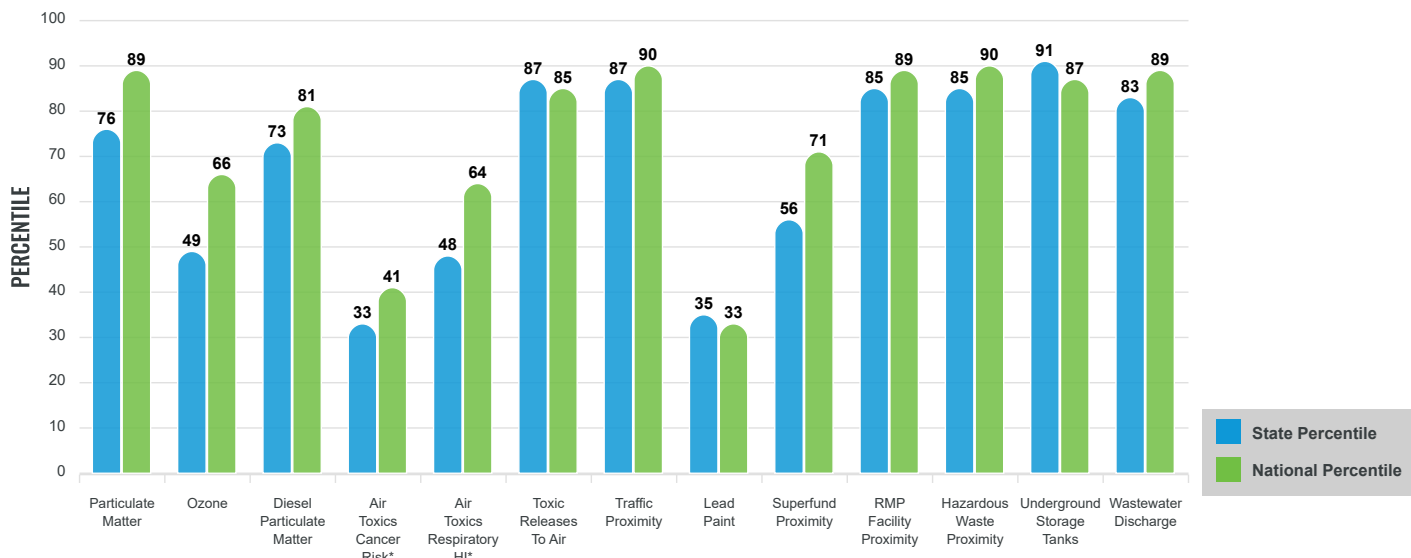
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 0.125 miles Ring Centered at 33.711880,-117.989613

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m ³)	9.77	8.65	67	8.08	87
Ozone (ppb)	60.3	65.9	32	61.6	43
Diesel Particulate Matter (µg/m ³)	0.3	0.26	62	0.261	68
Air Toxics Cancer Risk* (lifetime risk per million)	20	27	3	25	5
Air Toxics Respiratory HI*	0.3	0.34	17	0.31	31
Toxic Releases to Air	2,300	780	91	4,600	75
Traffic Proximity (daily traffic count/distance to road)	1,400	510	90	210	97
Lead Paint (% Pre-1960 Housing)	0.029	0.31	22	0.3	21
Superfund Proximity (site count/km distance)	0.059	0.17	37	0.13	49
RMP Facility Proximity (facility count/km distance)	1.9	0.57	93	0.43	95
Hazardous Waste Proximity (facility count/km distance)	11	5.9	84	1.9	96
Underground Storage Tanks (count/km ²)	11	1.5	97	3.9	90
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.37	4	76	22	88
SOCIOECONOMIC INDICATORS					
Demographic Index	62%	45%	77	35%	84
Supplemental Demographic Index	18%	15%	68	14%	73
People of Color	85%	61%	73	39%	86
Low Income	40%	28%	73	31%	69
Unemployment Rate	10%	7%	76	6%	80
Limited English Speaking Households	3%	9%	41	5%	69
Less Than High School Education	18%	16%	66	12%	79
Under Age 5	12%	6%	93	6%	92
Over Age 64	4%	16%	8	17%	7
Low Life Expectancy	19%	18%	63	20%	43

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 0.125 miles Ring Centered at 33.711880,-117.989613

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	19%	18%	63	20%	43
Heart Disease	4.3	5.2	23	6.1	14
Asthma	10.1	9.5	65	10	55
Cancer	3.6	5.3	14	6.1	7
Persons with Disabilities	9.5%	10.9%	43	13.4%	28

CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	6%	13%	50	12%	46
Wildfire Risk	0%	30%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	6%	10%	44	14%	31
Lack of Health Insurance	10%	7%	78	9%	70
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 0.125 miles Ring Centered at 33.711880,-117.989613

Attachment 19. Evidence of Compliance with Zoning



CITY OF HUNTINGTON BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING ♦ BUILDING ♦ PERMIT CENTER ♦ ECONOMIC DEVELOPMENT ♦ HOUSING ♦ CODE ENFORCEMENT

March 8, 2023

OC Housing & Community Development
1501 East St. Andrew Place
Santa Ana, CA 92705

RE: Evidence of Entitlements

Project Name: HB Oasis
Project Address: 17251 Beach Boulevard
Project City: Huntington Beach
Project County: Orange
Housing Type: Affordable PSH
Proposed Number of Units: 64
Assessor Parcel Numbers: 165-225-10

This development is eligible to be approved through land use streamlining for projects utilizing Homekey Round 2 funds pursuant to AB 140 (2020).

Pursuant to Assembly Bill ("AB") 140 (2020) and Health and Safety Code Section 50675.1.3(i), any project that uses funds received for any of the purposes specified in subdivision (a) (i.e. Homekey Round 2 Funds) shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and any applicable coastal plan, local or otherwise, and allowed as a permitted use within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or any other discretionary reviews or approvals. Therefore, pursuant to Article 18 (Statutory Exemptions) Section 15268, the HB Oasis project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) as a ministerial project.

Completed By: 

Name of Signatory: Ricky Ramos

Title of Signatory: Principal Planner, City of Huntington Beach

Phone Number: 714-536-5271

Date: March 8, 2023

Attachment 14 - Verification of Zoning and Land Use Entitlement Approvals

Agency Name: City of Huntington Beach, Planning Division
 Address: 2000 Main Street
 City: Huntington Beach

Contact Name: Ricky Ramos
 Title: Principal Planner
 Email: rramos@surfcity-hb.org

Project Name: HB Oasis
 Project Address/Site: 17251 Beach Boulevard
 Project City: Huntington Beach
 Project County: Orange

Proposed Number of Units: 64
 Census Tract Number(s): 994.02
 Assessor Parcel Number(s): 165-225-10

Is this project, as proposed, zoned for the intended use or existing legal non-conforming? Yes (see AB 140 (2020))


Are all necessary* public or tribal approvals subject to the discretion of local or tribal elected officials necessary to begin construction are either finally approved or not applicable as of August 8, 2023 ? Yes

Are all appeal periods expired by September 7, 2023 ? N/A

*Please note, the following approvals, even if they are discretionary, are not required (by CDLAC and CTCAC) to be obtained at the time of the CDLAC and CTCAC applications: design review, initial environmental study assessments, variances, and development agreements.

Are you aware of any outstanding approvals required from the Planning Commission, City Council, Board of Supervisors, or other agency for this project that may delay meeting 180/194 day readiness requirements, excluding building permits? No (see AB 140 (2020))

If yes, please list:

Completed by: Ricky Ramos, Principal Planner 
 (signature)

Date: March 8, 2023

Note: When the appeal period, if any, is concluded, the applicant must submit proof to TCACdocs@treasurer.ca.gov that either no appeals were filed, or that any appeals filed during that time period were resolved within that 30-day period and the project is ready to proceed.

Attachment 20. Relocation and Tenant Characteristics Narrative

4.30 Relocation and Tenant Characteristics Narrative

Please note, the HB Oasis property currently consists of an Interim Housing facility per HCD's Homekey Round 2 program requirements.

Per section 1.1.24 of the executed Ground Lease between the County of Orange and AFH/National CORE, Interim Housing means temporary shelter or lodging for the Target Population (as such term is defined in the documents evidencing the Housing Authority Loan), and which does not require occupants to sign leases or occupancy agreements, or to pay any rent, fees or charges. Except as may be required by applicable law, no occupant of the Interim Housing shall be considered a tenant, renter, or permanent resident.

At initial occupancy of the current Interim Housing facility, new potential Members of the Interim Housing Program are notified that they have not signed a rental or lease agreement and as such have no formal resident rights.

Please see page 5 of the enclosed new Member program forms for the HB Oasis Homekey property informing new participants of this information.

As part of the conversion of the HB Oasis property from Interim Housing to a Permanent Supportive Housing community, there will be no permanent residential (or commercial) displacement.

Via the Contract for Provision of HB Oasis Homekey program Services, the County of Orange contracted with American Family Housing for the management, operations, and services provision for individuals experiencing homelessness prior to moving into the HB Oasis property ("the operating subsidy"). During the adaptive reuse construction period, any qualified existing Members of the HB Oasis Interim Housing facility will be provided continued Homekey services at an off-site location to facilitate the renovation of the units to HUD-qualified housing. This temporary relocation is estimated to last the course of construction (\pm 18 months) for at least 50% of the units (31 units) in accordance with CA-HCD Homekey conversion plan guidelines.

AFH is continuing to work through the planning of this conversion plan in coordination with County of OC Office of Care Coordination and CA-HCD. To ensure project feasibility, contract payments will continue during construction until the project is Placed in Service as Permanent Supportive Housing. The preliminary estimate for the cost of the temporary relocation and continued homekey services is approximately \$3,638,399 ("the Interim Use Period COSR"). This includes the cost of alternative motel room nightly rates for 546 days.



Homekey House Rules

Huntington Beach Oasis

Noise and Nuisance:

- Any member who is found in possession of alcohol, in possession of a federally identified illegal/controlled substance, uses the premises for illegal activity and/or commits a nuisance will be subject Program disciplinary actions and/or Program exit.
- No excessive noise is permitted, such as but not limited to loud talking, working out in unit, screaming, radios, televisions, stereos or use of musical instruments. . etc. No noise is permitted which will cause a disturbance during the property quiet hours, 7 PM through 8 AM.
- No roller-skating, skateboarding, riding bikes or other comparable recreational devices are allowed to be used on premises. No bikes allowed in rooms; members are to utilize the premises provided bike racks. You may do maintenance on your transportation device(s) on the property or in the unit, including but not limited to, scooters, bicycles, skateboards and vehicles.
- No product may be used onsite which may cause a foul or strong odor which may cause a nuisance to others.

Initial: _____

Laundry:

- Laundry facilities is on an as-available basis. If needed or requested, member may be sign up with management to reserve a designated day/time of the week and time slot to complete laundry on premises during operating hours, this day and availability may change subject to the property occupancy and needs.
- Members shall clean up after themselves in the laundry area including but not limited to: wiping spilled detergents, removing dryer lint, etc.
- Members must accompany their personal belongings at all times, and personal property or laundry left unattended may be discarded by management. Management is no responsible for any damaged or stolen items.
- Only soap designed for the machines may be used, excessive soap is not permitted.

Initial: _____

Maintenance:

- Program members shall not paint, repair, alter or redecorate their unit. Members may not change or install additional locks or equipment.
- Member shall not damage the unit & will be responsible for any costs to repair, and potentially subject to Program disciplinary actions.
- Members may not place or display any signs or other exhibits through their unit windows or on the exterior of the unit without the written consent of management.
- Members may not install their own cameras or closed-captioned TV systems inside or outside of the unit, cameras are not permitted to monitor the interior, exterior or common areas of the property.
- Member will ensure to properly dispose of all trash and waste, the member must take all unit trash to the larger common area dump. Member shall keep their units clean and sanitary at all times.
- Program members shall not place any item that is not meant to be poured, placed or flushed in the unit plumbing fixtures. No wipes of any kind, including “flushable wipes” may be used on the property or in the units. Member is responsible for any negligent damage caused to the plumbing.
- Member will notify property management of any maintenance requests in a timely manner that need to be completed in the unit, program members shall not complete maintenance on their own accord. Management strongly encourages maintenance requests to be submitted in writing, maintenance forms available in the management office.
- Smoke detectors may be provided for member safety where no others systems are present or are required. Do not tamper with the unit smoke detectors, this is a violation of both local law/ordinance and your unit agreement. Do not remove, remove the covers, cover or bag, or remove the batteries. If the detector or batteries begins to “chirp” please notify management immediately to correct the issue.
- HB Oasis is not required to provide a television or streaming/cable service. Televisions will be offered on a case by case basis, should a television not be available, you may request to be put onto a waiting list until such time one is made available to the unit.
- Should the unit have a television, maintenance is not responsible for repairing or replacing the remote control. Should assistance be needed, you can put in a maintenance request, which may take up to two weeks or longer to fulfill. Work orders are scheduled on a priority basis.

Initial: _____

Guests and Access:

- Guests are not permitted on the property unless first requested in writing and formal written permission is given to the program member prior to the scheduled visit by management.
- Transportation & delivery services must pick up and drop off in front of the property, no property access will be allowed to non-members. Management is not responsible for notifying Members when someone is waiting or needing to deliver something to the unit, prior arrangements must be made and/or scheduled.

- Program members are not allowed into each other's units without prior written permission from management. Indoor and outdoor community areas are provided to allow members to meet and congregate with other members.
- Members who need to leave the property during curfew hours must be pre-approved by management, exemption forms are available through the member's assigned case manager.
- All Member must sign in and out of the property when entering and exiting, each time. All Members consent to search, all Members when entering the property will be required to empty their pockets and consent to allowing management to search through any carried belongings. Should suspicion warrant, authorities may be called to assist with the search and entry may not be permitted until completed.

Initial: _____

Pest Control:

- To support their own health and comfort, member shall report any pest problems immediately to management. If a pest is seen in the unit, the Member should either notify management ASAP, take a photo and/or try to save a sample of the pest in a bag.
- Member shall cooperate with pest control efforts. Members are responsible for preparing their own units for service, management may not handle Member personal belongings. If an adjoining unit is infested, a pest management professional may be called in to eradicate the problem or complete preventative maintenance. Your unit must be properly prepared for treatment. Member must comply with recommendations and requests from the pest control specialist prior to professional treatment which may include, but may not be limited to:
 - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
 - Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
 - Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the times are infested with bedbugs. Discard any items that cannot be decontaminated.
 - Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

Initial: _____

Storage, Mail, Deliveries:

- Storage.
 - Members must be able to store their items within the closet, dresser(s) and/or storage bins provided.
 - If requested, additional storage bins may be provided for additional storage at the request a member, subject to Management approval.
 - Furniture, televisions, wall hangings and appliances are strictly prohibited. Excessive belongings may be cause for a member program exit.
 - Bins will be provided at move in to confirm if the belongings being moved into the unit comply with the baggage requirement.
- Members should not to use the property address for receipt of mail unless from a government agency or as otherwise approved by management.
 - This is because the Homekey program is a business address and once members move into housing, mail cannot be forwarded. It is important that you continue to receive your mail once you move into housing.
- If a member uses the property address for receipt of mail, member must take note of who the address is given to, and the member is required to inform each person that they no longer live onsite once they vacate.
- Management assumes no responsibility for packages and/or deliveries made to the site. All deliveries are subject to inspection by security team to prevent unauthorized items on the premises. In addition, items may be subjected to being treated for Bed bugs and pests as needed. Management will not sign for packages or deliveries on behalf of members.
- Deliveries to the unit or property, which exceed the personal belongings limit or violate the program and/or house rules will be held by management until such time the member can either return the item, make adequate room per the baggage limit policy or vacate.
- Management is not responsible to deliver items to the unit after delivery, Members must make arrangements to pick up their mail from the office during operating hours and subject to management availability.

Initial: _____

Miscellaneous:

- Management is not responsible for damage or theft of personal property.
- Smoking is only permitted in the designated areas on the property.
- Pets and approved animals are allowed so long as they fall within program guidelines. Guidelines require that all pets or approved animals comply with the program addendum (vaccinations, etc.). All pets and approved animals must be on a leash at all times. A pet or applicable animal addendum is required should Member have a pet and/or animal.
- Adequate protection of members and their property is of great concern to

Management. Your safety begins with your own observations and actions. Please report “suspicious” persons or activity to staff.

- **Members must comply with the program occupancy agreement, house rules and other applicable management agreements. Member understands that they have not signed a rental or lease agreement and have no resident rights.**
 - Stay at HB Oasis is part of a shelter program and the program member has no rental/tenancy rights that are offered under landlord tenant code.
 - In the event that a member is exited from AFH program, the Member must comply with all requests and leave the premises at the designated date and time.
 - If personal property cannot be taken at the time of exit, personal belongings will be removed from the unit by management and held for no more than 90 days. Member is responsible for contacting management to coordinate a day to pick up, any personal belongings not picked up by 90 days will be disposed of.

- Stay at HB Oasis is contingent on being successfully enrolled and participating in the program(s) as required. Failure to leave the premises after member has been exited from the program will result in local authorities to be called for trespassing and unauthorized occupancy of premises.

Initial: _____

By signing below, the undersigned Member(s) agree and acknowledge having read and understood this addendum.

Program Member Name

Date

Program Member Signature

Date



Bedbug Addendum

Members acknowledge that the Owner/Agent has inspected the unit and is aware of no bedbug infestation. Members claim that all furnishings and personal properties that will be moved into the premises are free of bedbugs.

Member(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.

2. Member shall report any problems immediately to Owner/Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units.

3. Member shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Member must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to: Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly. Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly. Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the times are infested with bedbugs. Discard any items that cannot be decontaminated. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Member agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorney's fees that Owner/Agent may incur as a result of the negligence of the Member(s) or any guest occupying or using the premises.

5. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the Member, as a result of an infestation of bedbugs. Member agrees to have personal property insurance to cover such losses.

6. All Members are required to pre-treat all personal belongings for pests before move in is permitted, personal items may be returned same or following day subject to treatment availability. Management is not responsible for any damaged or lost items, items of value should be disclosed and removed prior to treatment.

By signing below, the undersigned Member(s) agree and acknowledge having read and understood this addendum.

Member

Date

Member

Date





Member Agreement Addendum for A Drug-Free Unit

Owner and Member agree as follows:

- 1.) Member, any member of the member’s household, or a guest or other person under the members control shall not engage in criminal activity including, including drug-related criminal activity, on or near program premises. “Drug-related criminal activity” means the illegal manufacture, sale, or use of a controlled substance (as defined in section 102 of the Controlled Substances Act [21 U.S.C. 802]).
- 2.) Member, any member of the member’s household, or a guest or other person under the member’s control shall not engage in any act intended to facilitate criminal activity including drug-related criminal activity, regardless of whether in individual engaging in such activity is a member of the household or a guest.
- 3.) Member or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- 4.) Member or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near program premises or otherwise.
- 5.) Member, any member of the member’s household, or a guest or other person under the members control shall not engage in acts of violence or threats of violence, including, but limited to, the unlawful discharge of firearms, on or near the program premises.
- 6.) VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE PROGRAM/HOUSE RULES/OCCUPANCY AGREEMENT AND GOOD CAUSE OF TERMINATION FROM PRORGAM. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the program agreement. It is understood and agreed that a single violation shall be good cause for termination of the program agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.
- 7.) In case of conflict between the provisions of this addendum and any other provisions of the program agreement, the provisions of the addendum shall govern.
- 8.) This Addendum is incorporated into the program agreement executed or renewed this day between Owner and Member.

Member Name

Member Signature

Date

Member Name

Member Signature

Date





ADDENDUM TO RENTAL AGREEMENT FOR SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

Owner/Landlord and Member(s) agree as follows:

1. The premises were delivered to Member(s) with installed and functional smoke and carbon monoxide detector devices.
2. Member(s) acknowledges the smoke and carbon monoxide detectors were tested; their operation explained by Owner/Landlord at the time of initial occupancy and that the detectors in the unit/home were working properly at that time. Member shall perform the manufacturers recommended tests to determine if the smoke and carbon monoxide detectors are operating properly at least once a month.
3. Member(s) shall inform the Owner/Landlord immediately in writing of any defect or malfunction or failure of any detectors.
4. _____ (Member(s) Initial) - IF DEVICE(S) ARE BATTERY OPERATED: By initialing as provided, each Member understands that device(s) are battery operated unit(s) and it shall be each responsibility to:
 - a. Ensure the battery is in operating condition at all times;
 - b. Replace batteries as needed (unless otherwise provided by law);
 - c. Notify the landlord in writing immediately if, after replacing the battery, the device(s) does/do not work.
5. In accordance with the law, Member shall allow Owner/Landlord access to the premises for the purpose of verifying that all required smoke and carbon monoxide detectors are in place and operating properly or to conduct maintenance service, repair or replacement as needed.
6. Member will be charged for any missing or broken smoke or carbon monoxide detectors including batteries.

Member Date

Member Date





MOLD ADDENDUM TO OCCUPANCY AGREEMENT

This Addendum is agreed to and shall be made part of the Occupancy Agreement and House Rules.

Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth. Member acknowledges that the above mentioned unit was delivered free of mold and will be responsible for remedying future mold conditions caused as a result of poor housekeeping.

CLIMATE CONTROL: Member(s) agree to use air-conditioning systems, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only.

MEMBER(S) AGREE TO: Use hood vents when cooking, cleaning and dishwashing Keep closet doors ajar Avoid excessive amounts of indoor plants Use exhaust fans when bathing/showering and leave on for a sufficient amount of time to remove moisture Use ceiling fans if present Water all indoor plants outdoors Wipe down any moisture and/or spillage Wipe down bathroom walls and fixtures after bathing/showering Wipe down any vanities/sink tops Avoid air drying dishes – Open blinds/curtains to allow light into premises Wipe down floors if any water spillage Hang shower curtains inside bathtub when showering Securely close shower doors if present and leave bathroom and shower doors open after use Remove any moldy or rotting food and remove garbage regularly Use household cleaners on any hard surfaces Wipe down any and all visible moisture including windows and sills Inspect for leaks under sinks

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem member agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

VIOLATION OF ADDENDUM: Member(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Member(s) failure to notify Owner or Agent of any mold, mildew, leaks or moisture problems immediately **IN WRITING**. Violation shall be deemed a material violation under the terms of the occupancy agreement, and owner or agent shall be entitled to exercise all rights and remedies it possesses against MEMBER(S) and MEMBER(S) shall be liable to Owner for damages sustained to the premises. MEMBER(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of MEMBER(S) failure to comply with the terms of this addendum. In the event of a conflict between the terms of the Occupancy agreement and this Addendum, the terms of this Addendum shall control

Member Name

Date

Member Signature



ASSISTIVE ANIMAL POLICY ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between _____ (Date) _____ (Owner/Agent) and _____ (Name of Owner/Agent) _____ (Member) for the _____ (List all Residents as listed on the Occupancy Agreement) premises located at _____, Unit # (if applicable) _____ (Street Address) _____, CA _____ (City) _____ (Zip).

- 1. The Occupancy Agreement provides that without Owner/Agent's prior written consent, no pets shall be allowed in or about the premises.
- 2. Owner/Agent consents to Member keeping the Animal described here as a reasonable accommodation:

Type: _____ Breed: _____ (Dog, Cat, Etc.) (Siamese, Golden Retriever, Etc.)

Animal's Name: _____ Sex: _____ Age: _____

Size: _____

Attach photograph or provide description: _____

- 3. No additional fees or deposit is being demanded for the Animal.
- 4. Member agrees to comply with all ordinances, regulations and laws applicable to the Animal described above.
- 5. Use of areas not in the exclusive possession of the Member (such as walkways, stairwells, parking lots, grassy areas, or other interior or exterior common areas) for defecation and urination is prohibited unless specifically authorized by Owner/Agent in writing. The Animal may not be allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling. Any Animal waste shall be disposed of promptly and properly, by the Member or someone at the Member's direction and expense. Member must provide and maintain an appropriate litter box, if applicable.
- 6. The Animal shall be fed and the food stored in a way that does not attract pests or cause damage.
- 7. Member shall be responsible for any cleaning in common areas necessitated by the Animal, i.e., dirty footprints.
- 8. Member shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation.
- 9. The Animal shall be on a leash, in a carrier, or otherwise under Member's supervision and direct control at all times. The Animal may not wander or be left unattended on the grounds or in common areas.



10. Member shall not permit Animal to, and represents that Animal will not cause any damage, nuisance, or cause justified complaints, from any other resident, guest, or the public. For example, Animal may not make unnecessary and excessive noise, threaten injury or unwanted contact with others (i.e., jumping and lunging), bite, injure or contact others, cause any property damage, or engage in any other aggressive behavior.
11. If the Animal is neglected or unattended, it will be reported to animal control, and any resulting costs will be Member's responsibility.
12. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, Member shall ensure that the Animal will be appropriately confined or restrained so as not to create a threat or interfere with the task being performed.
13. Member shall be liable to Owner/Agent for all damage or expenses incurred by or in connection with Animal, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Animal.

The undersigned Member(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<i>Member</i>	<i>Date</i>	<i>Member</i>
_____	_____	_____	_____
<i>Date</i>	<i>Member</i>	<i>Date</i>	<i>Member</i>
_____	_____	_____	_____
<i>Date</i>	<i>Member</i>	<i>Date</i>	<i>Member</i>
_____	_____		
<i>Date</i>	<i>Owner/Agent</i>		





Parking Policy Addendum Rules and Regulations

Member Name: _____

Address: _____

Unit Number: _____

- Members must have a valid parking permit issued by AFH, and clearly displayed at all times, when parked in the Community parking lot. Parking permits are not transferable from one vehicle to another, or from one community to another.
- Parking permits must be renewed on an annual basis and/or at any time there is a change in information as assigned to the permit on file. It is the responsibility of the Member to renew any parking permit issued and/or to keep management updated regarding the change of information on file.
- Each Member will be allowed to register no more than one (1) vehicle subject to parking availability. Additional permits must be requested in writing for consideration, and may be added/removed at any time at the discretion of Management.
- Vehicles must be owned and registered to a member of the household.
- Spaces will be assigned on a first come first serve basis, due to the limited amount of parking spaces available to the Community. Should no spaces be available upon request, the household name will be placed onto a waitlist and notified when a space becomes available.
- Resident is responsible for the cost to replace any lost/stolen/damaged parking permits
- Unauthorized vehicles, including those approved but without a visible permit shown, will be towed at the owner's expense.
- Members must comply with all applicable laws in regard to the ownership and operation of motor vehicles.
- Vehicles must be registered with the DMV, have active insurance and the registered owner must have an active DMV driver's license to be allowed to park in the Community parking lot.
- Vehicles must park only in the parking space or garage assigned to the parking permit if assigned a space. Members may not exchange parking spaces, loan parking spaces, park in any location other than the assigned parking space, block any driveways, walkways, garages or temporarily park somewhere for any purpose . . . etc.
- Vehicles must be in an operable condition. Vehicles must have all 4 tires, must have no flat tires, must not be leaking any fluids, may have no broken out windows or create an unsightly scene for the community.
- Any damage caused by a vehicle will be the responsibility of the household to pay, including the cleanup of any leaking fluids. Damage caused by a vehicle in the lot may be reported to the vehicle owners insurance, with or without notice to the vehicle owner, subject to management decision.
- All vehicles must park head in, no vehicle may back up into any parking space.
- Members may not work on or wash any vehicle in the parking lot, the parking lot is for parking use only. Emergency repairs such as tire changes or battery replacement must be approved by management prior to conducting any work.

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15161 Jackson Street, Midway City, CA 92655





Welcome Home

- Any vehicle may be removed by Management without prior notice to the Member in emergency situations, including but not limited to situations requiring access or egress by police, fire or other authorized emergency responders.
- There is NO guest parking in the Community parking lot, all guests and visitors must park on the street.
- No storage is permitted in any part of the parking lot, including any household assigned parking space. Assigned parking spaces is for vehicle use only. All items stored or found in the parking area will be removed without notice to the Community or household.
- All non-passenger vehicles such as trailers, campers, towing equipment, etc. are prohibited from being stored on the premises. Members also shall not store any personal property or vehicle parts on the premises.
- Members may not sleep in their vehicles. Vehicles may not be used as additional unit storage or have excessive clutter. Vehicles must be kept in a clean and sanitary condition.

Vehicles and Members parking in the Community parking are subject to the above rules and regulations. Failure to comply may result in the towing of any non-compliant vehicle with or without notice to the vehicle owner, and will be towed at the owner's expense. Failure to comply with the above rules and regulations may result in a lease violation, perform or quit notice and/or lease termination.

Thank you in advance for your cooperation in managing the Community parking lot, compliance with the above rules and regulations creates a safer and more enjoyable Community for us all! Should you have any questions, concerns or need any additional information, please contact the AFH main office.

_____ Signature of Member	_____ Printed Name of Member	_____ Date
_____ Signature of Member	_____ Printed Name of Member	_____ Date
_____ Signature of Member	_____ Printed Name of Member	_____ Date
_____ Signature of Member	_____ Printed Name of Member	_____ Date



Date: _____

Occupant's Name: _____

Address: _____

Unit Number: _____

Required/Attached:

- Current Vehicle Insurance
- Current Vehicle Registration
- Current Vehicle Driver's License
- Signed/Dated Parking Policy Addendum

Vehicle/Ownership Information:

Registered Owner: _____

License Plate: _____

Year/Make/Model: _____

Color: _____

Insurance Carrier: _____

Insurance Policy No. _____

Driver's License No. _____

----- Below : Management Use Only -----

Permit Number: _____

Date Issued: _____

Expiration Date: _____

Approved by: _____

Space Assignment: _____

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ENVIRONMENTAL REVIEW RECORDS (ERRS)

ERR No. 1. Airport Hazards



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

The proposed project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest municipal airport is John Wayne Airport, approximately nine miles southeast of the project site.

See Attachment 1.

ERR No. 2. Coastal Barrier Resources

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

No → *Based on the response, 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 CBRS Unit.*

Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

2. Indicate your selected course of action.

After consultation with the FWS the project was given approval to continue
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

Project was not given approval
Project cannot proceed at this location.

Worksheet Summary

According to Coastal Barrier Resources System (CBRS) information accessed at <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>, there are no units of the CBRS in California and the project site is not located within a CBRS Unit. Therefore, the project is in compliance with HUD's CBRS regulations and no mitigation is warranted. Therefore, this project is in compliance with the Coastal Barrier Resources Act. See Attachment 2.

Are formal compliance steps or mitigation required?

- Yes
- No

ERR No. 3. Flood Insurance

Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
https://www.hudexchange.info/environmental-review/flood-insurance		

1. Does this project involve mortgage insurance, refinance, acquisition, repairs, construction, or rehabilitation of a structure, mobile home, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance. → *Continue to the Worksheet Summary.*

Yes → *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). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No → *Continue to the Worksheet Summary.*

Yes → *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ Continue to the Worksheet Summary.

- Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood insurance is required.

→ Continue to the Worksheet Summary.

- No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

According to FEMA FIRM # 06059C0109J, effective on December 3, 2009, accessed at <https://msc.fema.gov/portal/home>, the project site is located within shaded Zone X (Area of Minimal Flood Hazard). Thus, the project site is designated as an area within the 500-year flood zone. However, since the project is not designated as a critical action by HUD, the project does not need to comply with 24 CFR Part 55 (see Attachment 3).

According to the National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>, the project site is located in Community ID 065034C which is a participating community in the NFIP. However, as no structures or insurable property are located within a Special Flood Hazard Area, flood insurance is not required under the NFIP. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The project is in compliance with flood insurance requirements.

Are formal compliance steps or mitigation required?

Yes

No

ERR No. 4. Air Quality



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

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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 estimated emissions levels of your project for each of those criteria pollutants 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

Air quality at the project site would be minimally impacted by fugitive dust (PM₁₀) and other particulate air pollutants (PM_{2.5}) since ground-disturbing activities, such as land clearing and grading, would only be needed for construction of the new community building onsite. Exhaust emissions (oxides of nitrogen [NO_x] and carbon monoxide [CO]) released by heavy construction vehicles would similarly be minimal since construction vehicles related to clearing and grading only be onsite temporarily. **(See Attachment 4).**

ERR No. 5. Coastal Zone Management Act

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

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 Samona	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 → Based on the response, 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 → Based on the response, 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. → Continue to Question 4.

Yes, without mitigation. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

No, project must be canceled.

Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

The proposed project site is not within the California Coastal Zone. Therefore, the proposed undertaking is in compliance with HUD's Coastal Zone Management Act regulations, and no mitigation is warranted. The project is in compliance with the Coastal Zone Management Act (see Attachment 5).

Are formal compliance steps or mitigation required?

Yes

No

**ERR No. 6. Contamination and Toxic Substances (Multifamily and
Non-Residential Properties)**



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

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

<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 → Explain below.

A Phase I ESA conducted by PEC in May 2023 found no recognized environmental conditions (RECs), controlled environmental conditions (CRECs), or historical environmental conditions (HRECs) at the proposed project site. Small quantities of general maintenance supplies were observed onsite during the site visit. Limited survey reports for asbestos and lead paint were conducted by Dyanimac Environmental Services, Inc. Results of the limited asbestos survey did not identify asbestos in any of the units/areas sampled. The limited lead paint survey identified lead content above regulatory thresholds in the pink ceramic tile located on the exterior of the existing building. The limited LBP survey report recommends that all LBP in poor condition must be stabilized by removal of all loose and flaking chips under controlled conditions, as well as application of a primer/encapsulate (seal-coat) over the remaining intact paint.

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.

→ 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. Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.

Yes, adverse environmental impacts can be eliminated through mitigation.
→ Provide all mitigation requirements² 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 controls³, or use of institutional controls⁴.

[Click here to enter text.](#)

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

Complete removal

Risk-based corrective action (RBCA)

→ Continue to the Worksheet Summary.

Worksheet Summary

Limited Asbestos Survey Report, Prepared by Dynamic Environmental Services, Inc., June 2022.

Limited Lead Survey Report, Prepared by Dynamic Environmental Services, Inc., January 2023.

Although not considered a REC, the limited lead paint survey identified lead content above regulatory thresholds in the pink ceramic tile located on the exterior of the existing building. Therefore, MM-TOX-1 for asbestos removal will be required during redevelopment.

(see Attachments 6 and 7).

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.

ERR No. 7. Endangered Species Act



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

USFWS's IPaC database was used to identify federally protected species at the project site. Twelve species classified as Endangered or Threatened were identified as possibly occurring on the project site. However, given 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 due to lack of suitable habitat.

(See Attachment 7).

ERR No. 8. Explosive and Flammable Hazards



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

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Explosive and Flammable Hazards (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

→ Continue to Question 2.

Yes

Explain:

[Click here to enter text.](#)

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

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 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer “no.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “yes.”

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

Yes

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

Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

No

→ Continue to Question 6.

Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

[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.

The following resources were reviewed to identify aboveground storage tank (AST) locations, contents, volumes, and distance from subject property:

- California Environmental Protection Agency (CalEPA) Regulated Site Portal at <https://siteportal.calepa.ca.gov/nsite/map/help>
- Appendix I to Subpart C of Parts 51- Specific Hazardous Substances at <https://www.ecfr.gov/current/title-24/subtitle-A/part-51/subpart-C>
- HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool at <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>

The CalEPA Regulated Site Portal website was reviewed to identify existing ASTs within 1 mile of the project site. Potential sites were filtered to only show aboveground petroleum storage and chemical storage facilities because both of these categories could include aboveground flammable materials storage.

There were four sites with aboveground storage tanks and 28 chemical storage sites identified in the CalEPA review (CalEPA 2023). Chemicals listed at each site were checked against the Specific Hazardous Substances list (Appendix I to Subpart C of Part 51), which lists specific petroleum products and chemicals defined to be hazardous substances under Section [51.201](#). All chemicals that were located at a gas station or fueling store were assumed to be stored underground and therefore exempt from 24 CFR Part 51C. Chemicals not listed as a hazardous substance in Appendix I to Subpart C of Part 51 were also considered exempt from this analysis. Once the sites considered exempt from 24 CFR Part 51C were removed, the acceptable separation distances were calculated for the remaining locations. The CalEPA website provides information on the chemicals stored at each facility and the maximum amount of those chemicals that could be stored at every site. The resources available for review did not provide precise volumes for the ASTs. As a result, the maximum quantity of the volume range was used for each AST for the purpose of calculating the ASDs.

Bud's Diesel Shop Inc., which is listed as a petroleum AST site within 1-mile of the project site, did not contain a list of chemicals stored onsite or a size for the petroleum AST onsite. The size of the AST is required to calculate the minimum separation distance between the project site and AST. Since tanks with a capacity of approximately 12,000- 59,999 gallons are assumed too large for an AST, this capacity was used as the maximum potential size for the AST at Bud's Diesel Shop Inc. All sites were farther away from the proposed project than the minimum Acceptable Separation Distance required by HUD.

All 32 sites identified as storing an AST onsite or potentially storing hazardous or flammable materials in ASTs were adequately separated from the project site for thermal radiation for people. Maps and ASD calculations for the sites that contain materials listed 24 CFR 51C are provided in Attachment 8.

ERR No. 9. Farmlands Protection

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

- Yes → *Continue to Question 2.*
 No

Explain how you determined that agricultural land would not be converted:

The California Department of Conservation’s California Important Farmland Finder, accessed at <https://maps.conservation.ca.gov/dlrp/ciff/>, was used to identify Important Farmlands in the project area.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nracs> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

- Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

The California Department of Conservation's California Important Farmland Finder, accessed at <https://maps.conservation.ca.gov/dlrp/ciff/>, was used to identify Important Farmlands in the project area. The project site is on land designated as Urban and Built-Up Land (see Attachment 10). The project is in compliance with the Farmland Protection Policy.

Are formal compliance steps or mitigation required?

Yes

No

ERR No. 10. Floodplain Management



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

According to the FEMA FIRM map for the site, the project site is in Zone X Shaded, an area outside of the Special Flood Management Areas and at a higher elevation than the 0.2% annual chance flood areas, in the 500-year floodplain (FIRM Panel 06059C0109J Effective December 2009). HUD requires critical actions (e.g., hospitals, nursing homes, police stations, fire stations, and roadways providing sole egress from flood-prone areas) to comply with Part 55 when they are located in the 500-year floodplain. Since the proposed project is not considered a critical action by HUD's definition, the project may proceed without completing the 8-step process. (See Attachment 3.)

ERR No. 11. Historic Preservation



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

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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:

State Historic Preservation Office (SHPO); County requested concurrence with finding of No Historic Properties Affected. SHPO did not respond within 30 days. As a result, the County's consultation requirements are complete (see **Attachment 13**).

Tribal consultation is not required for Section 106 because there are no Federally recognized Tribes affiliated with the project area. However, Tribes were consulted as part of the *Phase I Cultural Inventory Assessment* by UltraSystems, and no comments were received.

→ 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.

The Huntington Beach Oasis affordable housing project site is currently occupied by the former Quality Inn motel building and associated surface parking lot. The project area of potential effects (APE) is located on the approximately 0.91-acre proposed project site.

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:

Phase I Cultural Resources Inventory for The Quality Inn Project, Prepared by UltraSystems, May 2022.

Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project, Prepared by Dudek, August 2023.

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:

The SHPO did not respond within 30 days of the County's request for concurrence on the determination of No Historic Properties Affected; therefore, the County's consultation requirements with SHPO are complete. The County prepared a memo indicating no response from SHPO within 30 days for documentation (**See Attachment 13**).

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

ERR No. 12. Noise (EA Level Reviews)



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

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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:

→ 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: The HUD DNL noise tool was run using inputs from the provided site plan, published ADT traffic volumes from the Orange County Transit Authority (for Beach Boulevard), projected out 10 years from the anticipated project completion date of 2024 at a 1% annual traffic growth rate, and speed limit information and building setback measurements from online aerial imagery. The resulting predicted 24-hour noise level at the project site's residential units with a direct exposure to Beach Boulevard (at the east-facing façade) is 70 dBA DNL/Ldn. Thus, the traffic noise exposure would exceed the HUD exterior noise standard of 65 dBA DNL by 5 dB at the nearest proposed residential units, putting these receivers in the "normally unacceptable" noise range.

If project is rehabilitation:

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

If project is new construction:

Is the project in a largely undeveloped area¹?

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.](#)

If project is rehabilitation:

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.

If project is new construction:

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.

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.

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:

MM-NOI-1: Typical new construction of multi-family homes with windows closed provides a minimum of 25-decibel exterior to interior noise reduction. To help reduce indoor noise levels, residential units shall be equipped with a forced-air 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).

MM-NOI-2: All windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 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

The primary noise source in the project vicinity is motor vehicle traffic. The HUD DNL noise tool was run using inputs from the provided site plan, published ADT traffic volumes from the Orange County Transit Authority (for Beach Boulevard), projected out 10 years from the anticipated project completion date of 2024 at a 1% annual traffic growth rate, and speed limit information and building setback measurements from online aerial imagery. The resulting predicted 24-hour noise level at the project site’s residential units with a direct exposure to Beach Boulevard (at the east-facing façade) is 70 dBA DNL/Ldn. Thus, the traffic noise exposure would exceed the HUD exterior noise standard of 65 dBA DNL by 5 dB at the nearest proposed residential units, putting these receivers in the “normally unacceptable” noise range. However, typical new construction of multifamily homes with windows closed provides a minimum of 25 decibel (dB) exterior-to-interior noise reduction. To help reduce indoor noise levels, residential units would be equipped with a forced-air 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) (**MM NOI-1**). Additionally, in order to ensure compliance with 24 CFR Part 51, Subpart B and that the HUD interior noise standard of 45 dBA DNL is not exceeded, the detailed architectural design plans (when these are prepared) shall provide the following specification for upgraded windows: all windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 or greater (**MM-NOI-2**).

Noise measurements also indicate that the exterior areas at the Huntington Beach Oasis site would not exceed the HUD noise standard for outdoor use areas of 65 dBA DNL, as the motel’s U-shaped building would provide noise attenuation for areas that would host proposed outdoor amenities.

Therefore, the proposed project, as designed, will meet the requirements in the HUD standards for an acceptable residential development (**see Attachment 14**).

ERR No. 13. Sole Source Aquifers

Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*
- No → *Continue to Question 2.*

2. Is the project located on a sole source aquifer (SSA)¹?

- No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*
- Yes → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

- Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*
- No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

According to the EPA's Sole Source Aquifer Locations Map, accessed at <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>, there are no sole source aquifers on the proposed project site (see Attachment 15).

Are formal compliance steps or mitigation required?

Yes

No

ERR No. 14. Wetlands



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

According to U.S. Fish and Wildlife Service's National Wetland Inventory mapper (<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>), there are no wetlands on the proposed project site (see Attachment 16). The closest wetland is a freshwater forested/shrub wetland located adjacent to Ocean View High School, approximately 0.7 miles west of the proposed project site.

ERR No. 15. 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

According to the National Park Service's Wild & Scenic Rivers Interactive Map, accessible at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>, the proposed project site does not contain any rivers protected under the Wild and Scenic Rivers Act (see Attachment 17).

Are formal compliance steps or mitigation required?

Yes

No

ERR No. 16. Environmental Justice



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:

The proposed project does not have any recognized environmental conditions or hazardous materials. The noise study for the proposed project indicated that the project site would experience high noise levels due to high traffic volume along Beach Boulevard. However, implementation of mitigation measures would reduce adverse noise impacts at the project site to below HUD thresholds. No disproportionate impacts to low income and/or minority communities would occur as a result of impacts from noise. While building materials containing lead were identified during the limited lead paint survey conducted by Dynamic Environmental Services, Inc., these materials would be removed prior to rehabilitation activities. Therefore, residents would not be exposed to lead containing construction materials. No disproportionate impacts to low income and/or minority communities would occur.

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

Worksheet Summary

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 the implementation of air quality mitigation measures required for fugitive dust required by SCQAMD Rule 403 (see **MM-AIR-1**), impacts to air quality would be minimized or avoided. Ground-disturbing activities, such as grading, at the proposed project site would be minimized since new construction of the community building would occur within the existing paved surface lot. Therefore, no disproportionate impacts to low income and/or minority communities would occur as a result of fugitive dust.

Toxic & Hazardous Materials: Explosive or flammable hazardous materials would not be present at the project site, which would provide 62 affordable housing units reserved for households earning 30 & or less of the area median income. The Phase I ESA completed by Partner Engineering and Science, Inc. only found small quantities of general maintenance supplies during the site visit. Maintenance supplies appeared to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. A Limited Lead Paint Survey completed by Dynamic Environmental Services, Inc., identified lead containing materials onsite that must be stabilized by removal of all loose and flaking paint chips under controlled conditions and application of a primer/encapsulate (seal-coat) over the remaining intact paint. A contractor performing paint remediation work should follow the OSHA lead standard for the construction industry as well as all applicable local, state and federal regulations. (**MM-TOX-1**).

Historic Preservation: Dudek prepared a *Cultural Resources Section 106 Memorandum for the Huntington Beach Oasis Project* in August 2023, building off the findings of the Phase I Cultural Resources Inventory conducted by UltraSystems. A pedestrian survey was not required due to the developed nature of the project site. No cultural resources (historic properties) are present within the APE and a finding of No Historic Properties Affected is recommended for the project. Since there is a low potential for unknown cultural resources to be disturbed by construction, an archaeological monitor was not required to be present during construction activities. However, if cultural resources are observed during project activities, work should be stopped until a qualified archaeologist and Native American monitor can be retained to assess the finding (**MM-CUL-1**).

Noise: The primary noise source in the project vicinity is motor vehicle traffic. The HUD DNL noise tool was run using inputs from the provided site plan, published ADT traffic volumes from the Orange County Transit Authority (for Beach Boulevard), projected out 10 years from the anticipated project completion date of 2024 at a 1% annual traffic growth rate, and speed limit information and building setback measurements from online aerial imagery. The resulting predicted 24-hour noise level at the project site's residential units with a direct exposure to Beach Boulevard (at the east-facing façade) is 70 dBA DNL/Ldn. Thus, the traffic noise exposure would exceed the HUD exterior noise standard of 65 dBA DNL by 5 dB at the nearest proposed residential units, putting these receivers in the "normally unacceptable" noise range. However, typical new construction of multifamily homes with windows closed provides a minimum of 25 decibel (dB) exterior-to-interior noise reduction. To help reduce indoor noise levels, residential units would be equipped with a forced-air 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) (**MM NOI-1**). Additionally, in order to ensure compliance with 24 CFR Part 51, Subpart B and that the HUD interior noise standard of 45 dBA DNL is not exceeded, the detailed architectural design plans (when these are prepared) shall provide the following specification for upgraded windows: all windows and exterior doors with a direct view of Beach Boulevard shall have a Sound Transmission Class (STC) rating of 32 or greater (**MM-NOI-2**). Noise measurements also indicate that the exterior areas at the Huntington Beach Oasis site would not exceed the HUD noise standard for

outdoor use areas of 65 dBA DNL, as the motel's U-shaped building would provide noise attenuation for areas that would host proposed outdoor amenities.

Erosion/ Drainage/ Storm Water Runoff: Construction activities may temporarily increase impacts from erosion, drainage, and stormwater runoff. However, with the 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 **MM-LAND-1** and **MM-LAND-2**), the potential temporary impacts would be minimized and kept on-site 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 stormwater runoff.