

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

Project Information

Project Name: Airport Inn Apartments

Responsible Entity: OC Housing & Community Development
Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Jaclyn Canzone, OC Housing & 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 Airport Inn Apartments (referred to throughout this Environmental Assessment as the Multifamily Residential Project or project) is located within Orange County, California (refer to Figure 1, Project Location). The project is located at 8180 Commonwealth Avenue, which is aligned along the south side of Commonwealth Avenue in Buena Park, California. The project site (refer to Attachment 1, Site Plan) is currently occupied by a limited service motel facility in 2 two-story buildings, and is fully surrounded by urban development. The project site is located on Assessor's Parcel Number 070-012-38 and is a planned multifamily residential land use.

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

The proposed redevelopment by Jamboree Housing Corporation would involve rehabilitation of all the units in two buildings to 57 studio units and one two-bedroom manager's unit, a new parking lot with a security gate and fencing, construction of a new one-story community building, and aesthetic improvements to the facade and exterior (refer to Attachment 1, Site Plan). The project site is located on approximately 0.8 acres. The proposed project would be partially funded by the U.S. Department of Housing and Urban Development (HUD), which requires an Environmental Assessment pursuant to the National Environmental Policy Act (NEPA).

The interior of the motel would be completely refinished to include all new vinyl plank flooring, new plumbing fixtures, new interior paint, new appliances, and redesigned bathrooms for water efficiency. All units would be fully furnished. The building would be architecturally enhanced and modernized, and there would be landscaping throughout the property.

Each furnished unit would be approximately 300 square feet and include a private bathroom, kitchenette with refrigerator, two-burner stove, sink, and microwave. There would be additional storage built into 20 units, under the stairwells, and on the outside of the services building for community member use.

The project would involve construction of a new 2,744-square-foot community building that would be used for social services, case management, and property management staff who would serve the residents. The community building would have two counseling rooms for individual meetings, a small group counseling room, a community kitchen, an inside/outside multi-purpose room for group meetings and activities, a lounge area for residents, and offices for services staff. The site would feature water-wise design, and be renovated to meet current accessibility standards. The existing swimming pool would be filled in and repurposed for open space and community use.

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

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

The objectives of the project are as follows:

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

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

According to the Barr and Clark Phase I ESA report dated May 1, 2019, the project site to be improved currently contains two 2-story motel buildings occupied by the Commonwealth Airport Inn. The buildings consist of 55 motel room units totaling approximately 22,700 square feet. The buildings contain an office area, laundry rooms, and motel rooms. The remainder of the project site contains asphalt-paved vehicle parking areas and drives, a pool area, and associated landscaping.

A mixture of relatively old and new institutional and commercial buildings are adjacent to the project site.

The site is in proximity to public transportation, institutional, and commercial land uses. Adjacent parcel land uses consist of the following:

- North – Commonwealth Avenue; commercial (retail)
- East – Indiana Street; commercial (retail, restaurants)
- South – 7th Street; residential
- West – Los Robles Avenue; commercial (retail, restaurants)

Funding Information

Grant Number	HUD Program	Funding Amount
	57 Project-Based Vouchers	

Estimated Total HUD Funded Amount: \$0

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$18,551,128

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 or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is within 3,000 feet from the end of a runway at Fullerton Municipal Airport; however, the project site is not within the Clear Zone (Runway Protection Zone). The proposed project would not result in aircraft hazards related to substantial sources of light or glare directed upward; sources of dust, water vapor, or smoke; electromagnetic interference; sources of thermal plumes; or bird attractants (see Environmental Review Record [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"/>	No coastal barrier resources under the protection of the Coastal Barrier Resource Act occur in California. The Coastal Barrier Resources Act does not apply (see Attachment 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"/>	The project site is not within a floodplain or floodway per Flood Insurance Rate Map (FIRM) Panel No. 06059 C0126J, effective December 2009 (see ERR 2A).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The project site is under the jurisdiction of the South Coast Air Quality Management District (AQMD) within the South Coast Air Basin. The South Coast Air Basin is currently in nonattainment for federal ozone and fine particulate matter (PM _{2.5}). Per guidelines set forth by the Department of Housing and Urban Development (HUD), because the proposed project is in a

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance Determinations</p>
		<p>nonattainment area for ozone and PM_{2.5}, conformity with the State Implementation Plan (SIP) must be demonstrated. The SIP is a comprehensive plan that describes how an area will attain national and ambient air quality standards. A project would comply with the SIP if it is deemed consistent with the local air quality management plan and if its criteria pollutant emissions remain below the local air district's significance thresholds.</p> <p>The project's estimated daily emissions would not exceed the South Coast AQMD's regional construction or operation emissions thresholds. Additionally, the project site is within 1 mile of public transit services. Locating a multifamily, affordable housing project near a designated transportation corridor is consistent with regional efforts to improve transit accessibility, and therefore, reduces long-term air emissions associated with motor vehicle travel.</p> <p>The Regional Air Quality Strategy (RAQS) relies on information from the California Air Resources Board, including projected growth in Orange County and mobile and area source emissions, to estimate future emissions and then determine strategies for the reduction of stationary-source emissions through regulatory controls. Projects that propose development that is consistent with the growth anticipated by the General Plan are consistent with the SIP, RAQS, and Air Quality Management Plan. The proposed project would be consistent with the existing zoning and land use designation, and would not induce growth or otherwise add more housing units than allowed under the current zoning; therefore, the project would be compliant with the SIP and RAQS, and consistent with the Clean Air Act.</p> <p>Project construction would generate temporary air pollutant emissions associated with fugitive dust (PM₁₀ and PM_{2.5}) from soil disturbance and exhaust emissions (NO_x and CO) from</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>heavy construction vehicles. The project would be required to comply with South Coast AQMD Rule 403, which identifies measures to reduce fugitive dust that are required to be implemented at all construction sites located within the South Coast Air Basin (Mitigation Measure 1).</p> <p>Construction of the project would not exceed the South Coast AQMD’s regional construction daily emissions thresholds. Therefore, project construction would not conflict with the SIP, RAQS, or Air Quality Management Plan; violate an air quality standard or contribute to an existing or projected violation; result in a cumulatively considerable increase in ozone or particulate matter emissions; or expose receptors to substantial pollutant concentrations (see ERR 3).</p>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is approximately 14 miles inland from the Pacific Ocean, and is not within the California Coastal Zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 et. seq.). Therefore, no adverse coastal zone impacts would occur (see Attachment 2).</p>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not on a list of active hazardous materials sites, nor are there any known hazards associated with the site. An Environmental Site Assessment (ESA) prepared in 2019 recommended that a Phase II ESA be conducted due to the presence of a leaking underground storage tank site located upgradient from the project site that has impacted groundwater.</p> <p>A subsequent Limited Phase II ESA was conducted in 2019, and soil vapor samples were collected at three locations on the project site from 5 feet and 10 feet below the ground surface. The soil vapor samples were analyzed for volatile organic compounds. Soil sample analysis detected elevated concentrations exceeding the respective Environmental Screening Levels of Benzene, Bromodichloromethane, Chloroform,</p>

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		<p>Hexachlorobutadiene, and Tetrachloroethene in various soil vapor samples.</p> <p>A preliminary screening evaluation was performed according to the Department of Toxic Substances Control Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, identifying one compound in one vapor sample that exceeded its Environmental Screening Level. However, the soil vapor sample closer to the surface did not exceed its respective Environmental Screening Level; therefore, a Vapor Encroachment Assessment for the site buildings is not expected. As such, volatile organic compounds are not anticipated to present potential health hazards (see ERR 4).</p> <p>Source: Conservation Consulting International. June 24, 2019. Limited Phase II Environmental Site Assessment.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>No federally listed special-status plant or wildlife species are expected to be present within the project site due to the urban setting and the existing development of the site (former motel).</p> <p>Existing development on all sides of the project site prevent it from supporting substantial wildlife activity. Project activities would not have any impacts on wildlife movement, migration, or nursery sites (see ERR 5).</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project proposes residential uses that would not require or entail the use of explosives or potential dangerous flammable materials. The Phase I and Phase II ESAs prepared for the project did not identify potentially explosive or flammable hazardous wastes at the project site. No dumps, landfills, industrial sites, or other facilities capable of releasing explosive or flammable hazardous wastes occur within the vicinity. Therefore, the proposed project would not expose people or buildings to explosive and flammable hazards.</p> <p>Source: Phase I and II ESA.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is composed of Chino silty clay loam. This soil type is conducive to prime farmland if irrigated, but soils on the site are drained.</p> <p>The project site is not listed in the Farmland Mapping and Monitoring Program database as farmland. The site would not be eligible for a Williamson Act contract due to the lack of agricultural activity. Finally, the site is not currently used for agriculture and is located in an area already committed to and surrounded by urban uses.</p> <p>No impact to farmland resources defined under the Farmland Protection Policy Act per 7 Code of Federal Regulations (CFR) 658 would occur (see Attachment 3).</p>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within a floodplain or floodway per FIRM Panel No. 06059 C0126J, effective December 2009. The proposed project would not adversely affect floodplain management or result in impacts associated with locating the project within a floodplain (see ERR 2A).</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Orange County consulted with the State Historic Preservation Office (SHPO) on the proposed project in April 2020. Pursuant to CFR Section 800.4(d), the SHPO concurs that no historic properties would be affected by the proposed project (Attachment 4, SHPO Concurrence Letter). Mitigation Measure 2 has been provided to be implemented in the event that sensitive cultural resources are discovered during ground-disturbing activities.</p> <p>Orange County also consulted with tribes that are traditionally and culturally affiliated with the project area. The list of tribes to consult was provided by the Native American Heritage Commission (Attachment 5, NAHC Tribal Consultation List). The Gabrieleno Band of Mission Indians – Kizh Nation response requested that a Native American monitor be</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>present during ground-disturbing activities. This request has been adopted as Mitigation Measure 3. Responses from other tribes deferred to the Gabrieleno Band of Mission Indians – Kizh Nation (see ERR 6).</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Construction Noise. Construction of the project would result in a temporary increase in noise levels from construction equipment and delivery of materials. Temporary noise increases would be short-term and restricted to daytime hours, and would not result in exposure of noise-sensitive receptors within the surrounding residential properties to noise levels that would exceed applicable standards for construction noise.</p> <p>Operational Noise. Operational sources of noise would include project-generated traffic noise and the outdoor usable areas (e.g., open spaces and recreational areas). Project traffic would not result in adverse effects to sensitive receptors, and would comply with Orange County noise limits.</p> <p>According to HUD calculations, airport and traffic noise is expected to total approximately 68.72 decibels (dB), which is within the normally unacceptable HUD General Acceptable Standard. However, the Veneklasen Exterior Noise and Exterior Façade Acoustical Analysis Report (Veneklasen 2019) provides mitigation measures (Mitigation Measure 4) that would result in the residential units meeting the HUD noise standard for interior uses of 45 dBA L_{dn}.</p> <p>The project would comply with the federal, state, and local standards for noise abatement and control (see ERR 7).</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no sole-source aquifers in Orange County or the project site, per the Environmental Policy Act Sole Source Aquifers Map (EPA 2018) (see Attachment 6).</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wetlands on or adjacent to the project site. The project would not affect wetland resources (see ERR 2B). Source: National Wetlands Inventory. 2020. Surface Waters and Wetlands Map.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no Wild and Scenic Rivers on or near the project site. The closest Wild and Scenic River is Bautista Creek, approximately 78 miles southeast of the project site (see ERR 8).
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project provides affordable housing in an urban setting. Other than what is already described, there are no existing environmental hazards on or adjacent to the site, and the project makes affordable housing available near public transit (including existing bus stops along Commonwealth Avenue) and community services. The project would not expose anyone to adverse environmental conditions; therefore, it would not expose low-income or minority populations to adverse environmental conditions.</p> <p>The potential for the project to result in adverse environmental impacts would be reduced through incorporation of design features, compliance with applicable regulations and policies, and implementation of mitigation measures. Therefore, the proposed project would not cause adverse impacts that disproportionately affect low-income or minority populations. Moreover, the proposed project would provide affordable housing that would benefit low-income populations in the region. The project would not violate Executive Order 12898. The project would have a net positive effect on low-income residents (see ERR 9).</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 and 1508.27]. Provided below is the qualitative and quantitative significance of the effects of the proposed project 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 project. Verifiable

source documentation has been provided and described in support of each determination. 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 approval have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation, or mitigation measures have been clearly identified.

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	3	The proposed project location is zoned ML Light Industrial with a Neighborhood Commercial Overlay under the City of Buena Park's jurisdiction. Jamboree Housing has requested a zoning change and Developing Agreement with the City of Buena Park. Once approved by the City of Buena Park Planning Commissions and the City Council, the project would be in conformance with land use and zoning requirements.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>Soil Stability. The project site is in an area with low potential for liquefaction, landslides, or seismically induced settlement. The proposed project would not include grading or ground-disturbing activities that would adversely affect soil stability.</p> <p>Slopes and Drainage. Groundwater and/or seepage-related problems are not anticipated, and no substantial alterations to the existing drainage conditions are proposed.</p> <p>Erosion and Stormwater Runoff. The project would adhere to applicable water quality standards during and after construction. A Stormwater Quality Management Plan will be prepared for the project to identify best management practices (BMPs) for stormwater pollutant control (Mitigation Measure 5). Other low-impact development source-control BMPs may include maintaining existing drainage pathways, minimizing impervious areas, and retaining natural areas where possible. Runoff is not anticipated to exceed the capacity of existing stormwater systems, or provide substantial additional sources of polluted runoff.</p>
Hazards and Nuisances including Site Safety and Noise	3	Hazardous Materials. The proposed project is a residential project. It would not require the ongoing use, storage, or routine transport of hazardous materials. Aside from common residential chemicals,

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>no hazardous materials would be used on site for project operation. The project would not emit or release hazardous waste or emissions.</p> <p>Site Safety. The project site would be constructed consistent with the current Orange County requirements for fencing, lighting, and other features related to site safety. No impacts related to hazards, nuisance, or site safety would occur.</p> <p>Noise. Temporary noise impacts would be associated with on-site grading and construction activity. Construction noise levels experienced at the nearest residential land uses would not exceed the applicable Orange County construction noise limits for impacts to noise-sensitive land uses, and no adverse effects would occur.</p> <p>Project-generated traffic would not produce a significant increase in noise, and would comply with Orange County Noise Control Ordinances.</p> <p>Source:https://www.epa.gov/superfund/search-superfund-sites-where-you-live</p>
Energy Consumption	2	To obtain building permits, this project would be required to meet energy consumption standards as outlined in the California Building Code, Title 24, 2001 Energy Efficiency Standards. This project would be designed to be Leadership in Energy and Environmental Design (LEED) certified.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. The proposed project would provide 57 low-income apartment units in a region where low-income housing is in demand. The proposed project would have a beneficial effect related to employment and income patterns.
Demographic Character Changes, Displacement	1	Development of the project would be considered urban development because the project site is currently vacant and surrounded by existing residential and commercial land uses. The project would provide 57 low-income apartment units on an already developed site, and would not remove existing housing or otherwise displace minority or low-income communities. All construction would occur within the project site, and would not disrupt adjacent roadways or utilities. As such, the project would not adversely affect community character or displace existing residents, but would have a beneficial effect from developing an affordable housing project that is consistent with the land use designation and zoning for the site.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>It is unlikely that the proposed project would accommodate families that include school-aged children due to the limited size of studio-size units. However, in the event that residents include families with school-aged children, this would result in an increase in student enrollment at nearby schools. This increase, however, would be negligible based on the relatively small size of the development, and because it is unlikely that all 58 apartment units would be occupied by families with school-aged children. In addition, school-aged children would vary in age and would be distributed across different schools.</p> <p>Sunny Hills Pre-School is approximately 0.7 miles from the project site, Whitaker Elementary School is approximately 1 mile from the project site, and Buena Park High School is approximately 1.7 miles from the project site.</p> <p>Based on the relatively small size of the project, adverse effects associated with exceeding the service population of local educational and cultural facilities are not anticipated.</p>
Commercial Facilities	2	<p>The project is surrounded by commercial/retail businesses, including automotive, medical, and grocery-related land uses that would serve multifamily residential developments. No adverse impact is anticipated.</p>
Health Care and Social Services	2	<p>The project would involve development of 58 residential units, 57 of which would serve extremely low-income households; therefore, the project has the potential to result in an increase in demand for health care and social services. There are a number of health care facilities in the project vicinity, including the following:</p> <ul style="list-style-type: none"> • The West Anaheim Medical Center is approximately 3.4 miles from the project site at 3033 W. Orange Avenue, Anaheim, California. • The AHMC Anaheim Regional Medical Center is approximately 4.4 miles from the project site at 1111 W. La Palma Avenue, Anaheim, California. • The La Palma Intercommunity Hospital is approximately 4.6 miles from the project site at 7901 Walker Street, La Palma, California. • Norwalk City Social Services Center is approximately 6 miles from the project site at 11929 Alondra Boulevard, Norwalk, California. <p>Based on the relatively small size of the project and the availability of services throughout the area, adverse effects to nearby health care and social services facilities are not anticipated.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Solid Waste Disposal / Recycling	2	<p>Construction of the project would not involve demolition of existing structures and would not generate a substantial amount of solid waste. Construction debris would be separated on site into material-specific containers to facilitate reuse and recycling and increase the efficiency of waste reclamation, and/or be collected by a contracted waste hauler and separated at a handling facility.</p> <p>Solid waste at the new housing facility would be collected by Park Disposal and transported to the CR&R Incorporated Material Recovery Facility in Stanton, California. The amount of solid waste generated by the project would be minimal in comparison to CR&R landfill's daily throughput, and the project would not result in an adverse effect on solid waste disposal.</p>
Wastewater / Sanitary Sewers	2	<p>Wastewater treatment would be provided by the City of Buena Park Public Works Department. Waste water from the project would be collected by the existing surrounding sewer system. The existing sewer system has sufficient capacity to convey project flows. The project is subject to sewer fees that would be paid by the applicant prior to issuance of a building permit. With payment of sewer fees, no adverse sewer impacts associated with the project are anticipated.</p>
Water Supply	2	<p>Water for Buena Park residents and business is provided by the Metropolitan Water District and the City of Buena Park. Potable water for the project would be provided via existing water infrastructure. Existing water infrastructure has sufficient capacity to serve the project. The project is subject to water fees that would be paid by the applicant prior to issuance of a building permit. With payment of water fees, no adverse impacts associated with the project are anticipated.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Buena Park Police Department is located 1 mile from the project site at 6640 Beach Boulevard, Buena Park, California 90622.</p> <p>The Orange County Fire Authority (Station 61) is located 2.5 miles away at 17440 La Palma Avenue, Buena Park, California.</p> <p>The La Palma Intercommunity Hospital is 4.6 miles away at 7901 Walker St, La Palma, California.</p> <p>The project site is in proximity to the above public safety providers, and would result in a slight increase in demand for public services for the new residents. However, because the project site is located in an area adequately served by existing services, and because the project would not result in a substantial increase in demand based on its size, no adverse effect is anticipated.</p>
Parks, Open Space and Recreation	2	<p>George Bellis Park, located at 7171 8th Street, Buena Park, California, is 1.7 miles from the project site.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		William Peak Park is located at 7225 El Dorado Drive, Buena Park, California, and is 2.6 miles from the project site. These parks and open space/recreation areas are in proximity to the proposed project. The project's contribution to demand is not anticipated to adversely affect parks, open space, or recreation amenities.
Transportation and Accessibility	2	The nearest public transit stop to the project site is the Commonwealth-Indiana bus shelter, directly across Commonwealth Avenue (approximately 0.2 miles from the project site) on the corner of Commonwealth Avenue and Indiana Avenue. The proposed project would involve construction of a new parking lot with a security gate and fencing to provide parking for residents. The 58 new units would not result in a substantial increase in traffic due to the pre-existing urban development in the project's vicinity. Readily available transit is expected to further reduce the trips generated by the project; therefore, it would not adversely affect transportation or accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no unique natural features on the project site. The project would not use groundwater or interfere substantially with groundwater recharge. The project would not result in alteration of the course of a stream or river in a manner that could potentially result in substantial erosion or siltation on or off site, or result in downstream flooding. There are no sole source aquifers in the City of Buena Park. The project would require BMPs (Mitigation Measures 5 and 6) to minimize the potential to contribute to stormwater pollution both during and post-construction.
Vegetation, Wildlife	3	Vegetation would be cleared prior to construction, but there would be no impacts to wildlife because the project site is developed and in an urbanized area. Following construction, landscaping would include revegetation according to a prepared revegetation plan. Therefore, no adverse impacts to vegetation or wildlife are expected.

Additional Studies and Reports:

- Limited Phase II Environmental Site Assessment, Prepared by Conservation Consulting International. June 2019.
- Veneklasen Associates. Exterior Noise and Exterior Façade Acoustical Analysis. December 2019.

Field Inspection (Date and completed by):

- Limited Phase II Environmental Site Assessment, Prepared by Conservation Consulting International. June 2019.

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

California Coastal Commission. 2019. Maps – Coastal Zone Boundary. <https://coastal.ca.gov/maps/czb/>.

California Department of Conservation. 2016. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Toxic Substances Control. 2020. EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/>.

Conservation Consulting International. 2019. Limited Phase II Environmental Site Assessment.

Federal Emergency Management Agency. 2012. Flood Insurance Rate Map for Buena Park, California. <https://msc.fema.gov/portal/search?AddressQuery=buena%20park%20ca#searchresultsanchor>.

National Wetlands Inventory. 2020. Surface Waters and Wetlands Map. <https://www.fws.gov/wetlands/Data/Mapper.html>.

South Coast AQMD (Air Quality Management District). 1976. Rule 403: Fugitive Dust. <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4>.

South Coast AQMD. 2020. NAAQS and CAAQS Attainment Status for South Coast Air Basin. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=14>.

State Water Resources Control Board. 2015. GeoTracker. <https://geotracker.waterboards.ca.gov/>.

U.S. Environmental Protection Agency. 2019. Sole Source Aquifers for Drinking Water. <https://www.epa.gov/dwssa>.

U.S. National Park Service. 2019. Interactive map of NPS Wild and Scenic Rivers. <https://www.nps.gov/orgs/1912/plan-your-visit.htm>.

Veneklasen Associates. 2019. Exterior Noise and Exterior Façade Acoustical Analysis.

List of Permits to be Obtained:

- 401 Clean Water Act Central Valley Regional Water Quality Control Board
- Zoning Plan Approval
- National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit Compliance
- NPDES General Construction Activity Permit for Storm Water Discharges Compliance

Public Outreach [24 CFR 50.23 & 58.43]:

The Draft Environmental Assessment was made available for public review and comment beginning on June 11, 2020 and concluding on June 29, 2020.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is not expected to contribute to a significant cumulative impact under NEPA because it would consist of an urban development project that would be consistent with the site's General Plan land use and zoning designations and would be located near existing transit services. State and local planning guidelines encourage the development of urban multifamily housing in areas served by transit and near commercial and cultural amenities because this type of development contributes less to cumulative effects on the environment in comparison to development of previously undisturbed sites in more remote locations with fewer transit connections, many of which contain native vegetation and wildlife species.

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

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

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

The No Action Alternative would not build any additional housing at the project site. There 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. Should the proposed project not advance, the site could potentially be used for market rate housing or office/retail.

The project must acquire all required permits and approvals prior to construction; therefore, the project would be consistent with all land use plans, policies, and regulations for the project site. Not building on this site could 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:

Orange County Housing and Community Development is proposing to develop the Airport Inn Apartments project. The project consists of a 58-unit residential affordable housing development located in Buena Park, California. The proposed project would contribute to the increased density and availability of mix-used development in an area that would encourage multi-modal activity. The proximity of existing transit options to the project site would reduce long-term air emissions and energy use associated with motor vehicle travel.

Because the project is located within a developed urban area, the project would be adequately served by utilities and public services. The project would conform to all applicable federal, state, and regional regulations associated with land use compatibility, air emissions, water quality, geologic hazards, and related environmental resources addressed herein.

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

Mitigation measures adopted by the Responsible Entity would reduce, avoid, or eliminate adverse environmental impacts and 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 would be clearly identified in the mitigation plan.

Air Quality – Fugitive Dust

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

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

- **Road Shoulder Maintenance:** Apply water to unpaved shoulders prior to clearing, and apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.
- **Screening:** Pre-water material prior to screening, limit fugitive dust emissions to opacity and plume length standards, and stabilize material immediately after screening.
- **Staging Areas:** Stabilize staging areas during use, and stabilize staging area soils at project completion.
- **Stockpiles/Bulk Material Handling:** Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, or must have a road bladed to the top to allow water truck access, or must have an operational water irrigation system that is capable of complete stockpile coverage.
- **Traffic Areas for Construction Activities:** Stabilize all off-road traffic and parking areas, stabilize all haul routes, and direct construction traffic over established haul routes.
- **Trenching:** Stabilize surface soils where trencher or excavator and support equipment will operate, and stabilize soils at the completion of trenching activities.
- **Truck Loading:** Pre-water material prior to loading and ensure that freeboard exceeds 6 inches (CVC 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.

Historic Preservation (Cultural Resources)

Mitigation Measure 2: In the event that previously unidentified cultural resources are encountered during ground-disturbing activities associated with project construction, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology shall be contacted immediately to evaluate the find. If the discovery proves to be significant under the National Environmental Policy Act, additional work such as data recovery excavation may be warranted to mitigate potential adverse effects.

Mitigation Measure 3: The applicant shall be required to retain the services of a qualified Native American monitor during construction-related ground-disturbing activities. The tribal representative from the Gabrieleno Band of Indians – Kizh Nation defines ground disturbance to include pavement removal,

potholing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be approved by the tribal representative and shall be present on-site during the construction phases that include ground-disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological resources are encountered, they shall be documented by the Native American monitor and collected for preservation.

Noise

Mitigation Measure 4: The project shall be designed with mechanical or other means of ventilation for all units to reduce noise levels inside the apartments resulting from open windows or doors. The ventilation system shall not compromise the sound insulation capability of the exterior façade assembly. Additionally, windows and glass doors shall be designed as described in detail in Table 3 and Appendix I of the Veneklasen Acoustical Analysis to further reduce internal noise levels.

Stormwater Runoff / Wastewater / Sanitary Sewer

Mitigation Measure 5: The proposed project shall include best management practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by Orange County). Construction (temporary) BMPs for the proposed project shall include hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.

Mitigation Measure 6: Prior to construction commencing, the applicant shall provide evidence to Orange County of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board's approval or permit under the National Pollutant Discharge Elimination System (NPDES) 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.

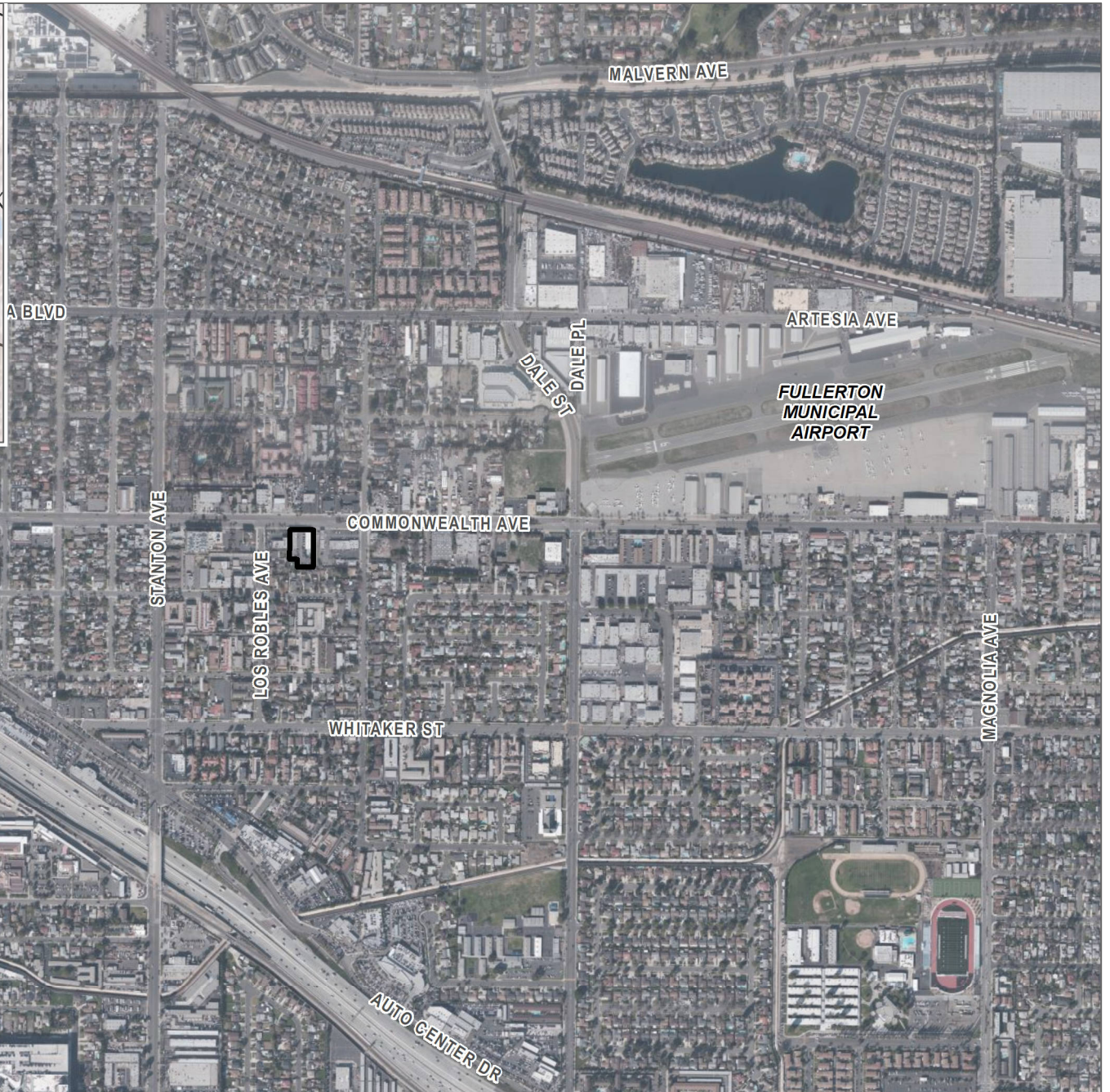
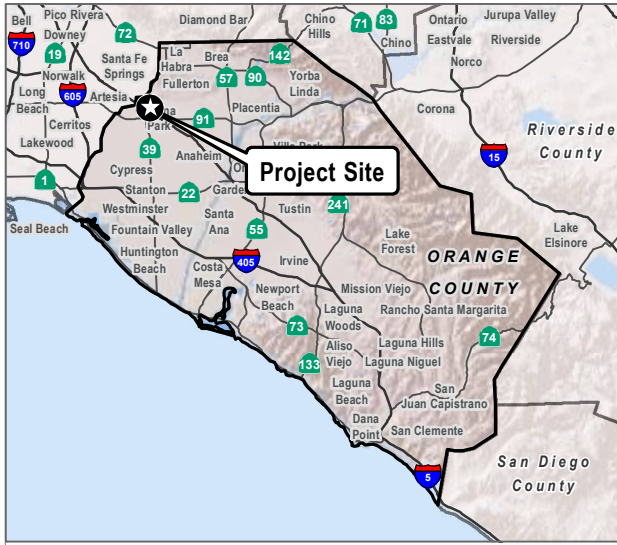
Preparer Signature: Jaclyn Canzone Date: 06/11/2020

Name/Title/Organization: Jaclyn Canzone / Staff Specialist / OC Housing & Community Development

Certifying Officer Signature: Julia Bidwell Date: 06/11/2020

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

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



SOURCE: Bing Maps 2020; Orange County 2018

FIGURE 1

Project Location

Airport Inn Apartments Project

ENVIRONMENTAL REVIEW RECORDS (ERRs)

ERR #1. Clear Zones (CZ) and Accident Potential Zones (APZ)

Clear Zones (CZ) and Accident Potential Zones (APZ)

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Promote compatible land uses around civil airports and military airfields	Section 2 of the Housing Act of 1949 as amended, 42 U.S.C 1331, affirmed by Section 2 of the Housing and Urban Development Act of 1969, P.L. No 90-448; Section 7(d) of the Dept HUD Act of 1965, 42 U.S.C. 3535 (d).	24 CFR Part 51 Subpart D 32 CFR Part 256

1. Does the project include new construction, major rehabilitation, or any other activity which significantly prolongs the physical or economic life of existing facilities?

No: STOP here. The project is not subject to the regulations. Record a description of your project and your determination.

Yes: PROCEED to #2

2. Is the Project located within 3000 feet of a civil airport or within 15,000 feet of a military airfield?

The regulations only apply to military and civil primary and commercial service airports. The Federal Aviation Administration updates the list of applicable airports annually:
http://www.faa.gov/airports_airtraffic/airports/planning_capacity/passenger_allcargo_stats/passenger

No: STOP here. The project is not within a Clear Zone (also known as Runway Protection Zone) or Accident Potential Zone. Maintain a list of airports considered and the distance from your project to the covered airport. Record your determination.

Yes: PROCEED to #3

3. Is the Project in the Clear Zone or Accident Potential Zone?

Contact the airport operator and obtain written documentation of the Clear Zone (also known as Runway Protection Zone) and for military airfields, the Accident Potential Zone, and a determination of whether your project is in the APZ or CZ.

No: STOP here. Maintain the written documentation from the airport operator. Identify the location of your project in relation to the clear zone. Record your determination that the project is not in a CZ or APZ.

Yes Project is in an Accident Potential Zone: PROCEED TO #4

Yes Project is in a Clear Zone: PROCEED TO #5

4. For Accident Potential Zones at Military Airfields, does the project change the use of a facility so that it becomes one which is no longer acceptable in accordance with Department of Defense standards (Please see 32 CFR Part 256 for *Land Use Compatibility Guidelines for Accident Potential Zones*), significantly increase the density or number of people at the site, or introduces explosive, flammable or toxic materials to the area?

No: STOP here. Record your determination that the project fits under the DoD Land Use Compatibility Guidelines. Include any correspondence with the Military Airfield.

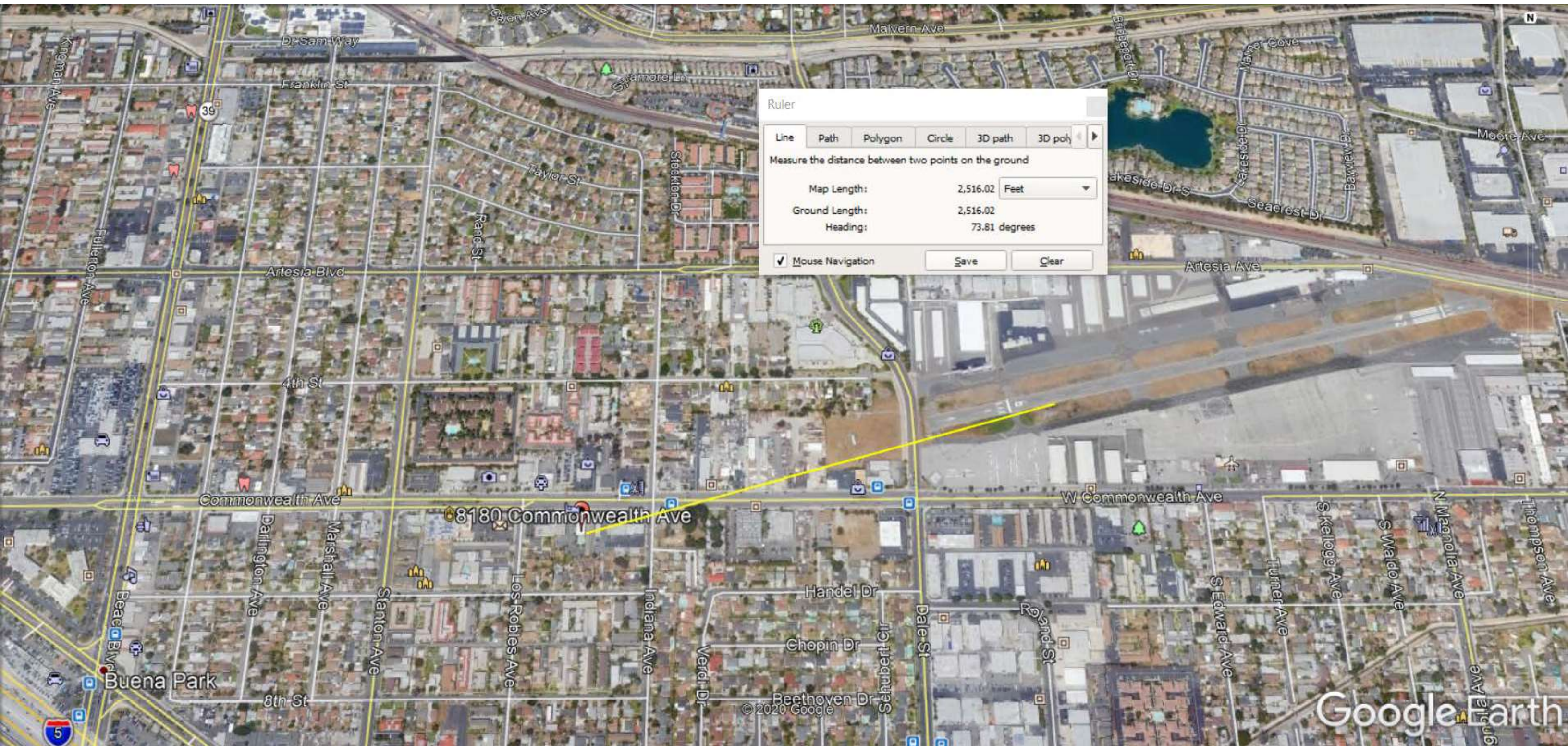
Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

5. For Airport Clear Zones, will the project frequently be used or occupied by people?

Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

No: Obtain written assurance from the airport operator to the effect that there are no plans to purchase the land involved with the project as a portion of a Runway Clear Zone or Clear Zone acquisition program. Maintain copies of all of the documents you have used to make your determination

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Ruler

Line Path Polygon Circle 3D path 3D poly

Measure the distance between two points on the ground

Map Length:	2,516.02	Feet
Ground Length:	2,516.02	
Heading:	73.81	degrees

Mouse Navigation

Save Clear

8180 Commonwealth Ave

Google Earth

ERR #2A. Floodplain Management

Floodplain Management

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Avoid the adverse impacts associated with the occupancy and modification of floodplains. Avoid floodplain development whenever there are practicable alternatives.	Executive Order 11988, May 24 1977	24 CFR Part 55

1. Is the Project located in a floodway or a 100 or 500-year flood plain?

For projects in areas mapped by FEMA, maintain the FEMA map panel that includes your project site. Make sure to include the map panel number and date. If FEMA information is unavailable or insufficiently detailed, other Federal, state, tribal or local data may be used as 'best available information.' However, a base flood elevation from an interim or preliminary or non-FEMA source cannot be used if it is lower than the current FIRM and FIS. Include documentation, including a discussion of why this is the best available information for the site.

- No: STOP here. The Floodplain Management regulations do not apply. Record your determination that the project is not in a floodplain or floodway.
- Yes—Floodway. **STOP. The National Flood Insurance Program prohibits federal financial assistance for use in a floodway.** The only exception is for functionally dependent uses, such as a marina, a port facility, a waterfront park, a bridge or a dam. If your project is a functionally dependent use in a floodway, proceed to #3
- Yes—500-year flood plain (Zone B or X on FEMA maps or best information). **PROCEED to #2**
- Yes—100 Year flood plain (Zone A or V on FEMA maps or best information). **PROCEED to #3**
- Yes—Flood prone area. **PROCEED to #3**

2. For projects in the 500-year flood plain: Does your project involve a critical action, defined as an activity for which even a slight chance of flooding would be too great because it might result in loss of life, injury or property damage? Specific examples include:

- Structures or facilities that produce, use or store highly volatile, flammable, explosive, toxic or water-reactive materials.
- Structures or facilities that provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas).
- Structures or facilities that are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g. persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers. Housing for independent living for the elderly is not considered a critical action.

- No: STOP here. The project can proceed without further analysis. Record your determination and attach flood plain map and documentation that project does not involve a critical action.
- Yes: PROCEED to #3

3. Does your project meet one of the categories of proposed action for which Part 55 does not apply?

(Below are several common exemptions—please see 24 CFR 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands but only other certain further conditions (see 24 CFR 55(c)(3)).

- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain.
- Approval of a project site, an incidental portion of which is situated in an adjacent floodplain, but only with certain further conditions (see 24 CFR 55.12(c)(6)).
- A project on any site in a floodplain for which FEMA has issued a final Letter of Map Amendment or Letter of Map Revision that removed the property from a FEMA-designated floodplain location.
- A project on any site in a floodplain for which FEMA has issued a conditional LOMA or LOMR if the approval is subject to the requirements and conditions of the conditional LOMA or LOMR.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12(c). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act.

No: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several common exemptions—please see 24 CFR 55.12(b) for additional categories of proposed action)

- Financial assistance for the purchasing, mortgaging or refinancing of existing one-to-four family properties under certain conditions (24 CFR 55(b)(1))
- Financial assistance for minor repairs or improvements on one-to-four-family properties that do not meet the thresholds for ‘substantial improvement’¹
- Disposition of individual HUD-acquired one-to-four-family properties.
- HUD guarantees under the Loan Guarantee Recovery Fund Program under certain conditions (see 24 CFR 55.12(b)(4).
- Leasing an existing structure in the floodplain but only under certain conditions (see 24 CFR 55.12(b)(5))

Yes: Stop here. Record your determination that the project is exempt from the 8-step process as per 24 CFR 55.12(b). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act. Please also note that notification of floodplain hazard requirements at 24 CFR 55.21 may apply.

No: Proceed to #5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (please see 24 CFR 55.12(a) for more details)

- Disposition of acquired multifamily housing projects or acquired one-to-four family properties where communities are in good standing in the NFIP program.
- HUD’s actions under the National Housing Act for purchase or refinance of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure and paved areas is not significantly increased.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for floodplains. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to locating your project in the floodplain?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or Request a Letter of Map Amendment or Revision (LOMA/R) from FEMA. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. Please note that requesting a LOMA/R or completing the 8 step process take time and resources. The 8-step decision-making process requires two public notice and comment periods.

You must also maintain flood insurance on the project per the Flood Disaster Protection Act.

Yes: Reject or modify project.

No: Document your analysis, including floodplain notices, in your Environmental Review Record. You must notify any private party participating in a financial transaction for the property of the hazards of the floodplain location before the execution of documents completing the transaction. (24 CFR Section 55.21)

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¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))

ERR #2B. Protection of Wetlands

Protection of Wetlands

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Avoid the adverse impacts associated with the destruction and modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative.	Executive Order 11990, May 24 1977	24 CFR Part 55

1. Does the project include new construction, rehabilitation that expands the footprint of the building, or ground disturbance?

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland.
- Yes: Proceed to #2

2. Is there a wetland on your project site?

Use both national and local resources to make this determination. A good first step is to check the National Wetlands Inventory's digital wetlands mapper tool: <http://www.fws.gov/wetlands/Data/Mapper.html> If site conditions or other documents indicate there may be a wetland, next check with city, county or tribal experts for local wetlands inventories. If none exist, the presence of hydric soils can indicate a wetland. If you suspect a wetland due to soil type or site conditions, you should commission a professional site survey to delineate the wetland and its boundaries.

HUD defines a wetland as those areas that are inundated with surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. The definition includes wetlands separated from their natural supply of water and constructed wetlands. **Please note that the US Army Corps of Engineers has a more restrictive definition of wetlands. A determination by the US Army Corps that there is no jurisdictional wetland on site is not sufficient documentation for HUD's purposes.**

Maintain, in your ERR, all documents you have collected to make your wetlands determination.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland.
- Yes: Proceed to #3.

3. Does your project involve new construction in the wetland? New construction includes draining, dredging, channelizing, filling, diking, impounding, and related activities.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project does not involve new construction in a wetland.
- Yes: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several exemptions that apply to wetlands—please see 24 CFR 55.12(b) and 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property if:
 - The property is cleared of all existing structures and related improvements;

- The property is dedicated for permanent use for flood control, wetland protection, park land, or open space; and
- A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland from future development.
- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.
- Project site with an incidental portion situated in an adjacent floodplain, including the floodway or Coastal High Hazard Area, or wetland, but only if:
 - The proposed construction and landscaping activities (except for minor grubbing, clearing of debris, pruning, sodding, seeding, or other similar activities) do not occupy or modify the 100-year floodplain (or the 500-year floodplain for critical actions) or the wetland;
 - Appropriate provision is made for site drainage that would not have an adverse effect on the wetland; and
 - A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12. Maintain copies of all of the documents you have used to make your determination.

No: Proceed to step 5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (Below are categories that apply to wetlands, please see 24 CFR 55.12(a) for additional categories of proposed action)

- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure and paved areas is not significantly increased.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for wetlands. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to impacting a wetland?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or amend project so there is no destruction or modification of the wetland. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. The 8-step decision-making process requires two public notice and comment periods. Appropriate and practicable compensatory mitigation is recommended for unavoidable adverse impacts to more than one acre of wetland. The use of compensatory mitigation may not substitute for the requirement to avoid and minimize impacts to the maximum extent practicable. For further details about compensatory mitigation please see 24 CFR 55.20(e)(2) and 55.2(b)(2).

A completed Individual Section 404 permit can cover steps 1-5 in the 8-step process if the project is not in the 100 year flood plain (or 500 year floodplain for critical actions) and all wetlands adversely affected by the action are covered by the permit. (24 CFR 55.28)

Yes: Reject or modify project.

No: Document your analysis, including wetlands notices, in your Environmental Review Record.

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¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))

ERR #3. Clean Air Act Compliance

Clean Air Act Compliance

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
EPA requires federal actions to conform to State or Federal Action Plans for air quality.	Clean Air Act (42 U.S.C. 7401 et seq.) as amended	40 CFR Parts 6, 51 and 93

1. Does your project require an environmental assessment level review for new construction or major rehabilitation of existing structures?

No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination.

Yes: PROCEED to #2

2. Is the project located in a designated non-attainment area for criteria air pollutants?

Maintain, in your ERR, either a map or list of non-attainment areas in your region. You can find information on non-attainment areas by state at this website:
<http://epa.gov/oar/oaqps/greenbk/ancl.html>

No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination.

Yes: PROCEED to #3

3. Does your project exceed de minimis impact criteria?

Determine if your project will result in emissions (both direct and indirect) that exceed the de minimis thresholds established for each criteria pollutant at 40 CFR Part 93.153 (see attached). In general, HUD projects will not exceed this threshold. However, you should work with your local air quality authority to determine whether your project may have an impact on air quality. For PM-10 and PM 2.5 non-attainment areas, please make special note of any local dust control regulations that might apply during construction. Please see attached document for air authority contacts.

No: STOP here. The project does not impact air quality. Record your determination on the Statutory Worksheet and attach documentation.

Yes: PROCEED to #4

4. Does your project conform with the State or Federal Action Plan for air quality?

Work with your local or state air quality authority to determine if your project conforms with your State Action plan. If you cannot reach this determination, please contact your HUD environmental officers for further guidance.

DISCLAIMER: This document is intended as a tool to help Region X grantees and HUD staff complete HUD environmental requirements. This document is subject to change. This is not a policy statement, and the Clean Air Act Legislation and Regulations take precedence over any information found in this document.

ERR #4. Toxic Chemicals and Radioactive Materials

Toxic Chemicals and Radioactive Materials

24 CFR Part 58

General requirements	Legislation	Regulation
All property proposed for use in HUD programs must be free of hazardous materials, contamination, toxic chemicals and gasses and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.	Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended by Superfund Amendments and Reauthorization Act	24 CFR 58.5(i)

You are required to consider all hazards that could affect the health and safety of occupants and use current techniques by qualified professionals to undertake investigations determined necessary. This checklist tool is intended as guidance only and does not cover all possible hazards. This document is subject to change. Legislation and Regulations take precedence over any information found in this document.

1. Is the project for acquisition, new construction or rehabilitation of a one-to-four family residential property?

- Yes: PROCEED to #3 to determine the likelihood of hazardous conditions existing nearby or on the property which could affect the health and safety of proposed occupants.
- No: PROCEED to #2

2. Is the project for multifamily housing with 5 or more dwelling units (including leasing), or non-residential property?

- No: PROCEED to #3
- Yes: The environmental review **must** include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to assure that the occupants of proposed sites are not adversely affected by hazardous materials, contamination, toxic chemicals and gases, and radioactive substances. **For acquisition and new construction projects, HUD strongly advises that the review include an ASTM Phase 1 assessment or equivalent analysis, including an update if the assessment is over 180 days old, in order to meet real estate transaction standards of due diligence.** If you do obtain a Phase I review, it is suggested that you include consideration of the regulations at 24 CFR Part 58.5(i) as an additional purpose in the subsection on “purpose” in the Phase I. Your review should cover the information in the questions below (if you have a Phase I it will already cover the information below). **PROCEED to #3.**

3. Is the answer Yes to any of the following questions?

- **Is the property or surrounding neighborhood listed on an EPA Superfund National Priorities, the CERCLA List, or equivalent State list?**
An internet site that may be helpful is www.epa.gov/superfund/sites/npl.
 No Yes
- **Is the property located near a toxic or solid-waste landfill site?**
An internet site that may be helpful is <http://www.epa.gov/emefdata/em4ef.home>. Maps, site inspections and documentation from the local planning department may also be useful in making your determination.
 No Yes
- **Are there any underground storage tanks (not including residential fuel tanks) on or near the property?**
For projects in Washington State, visit: www.ecy.wa.gov/programs/tcp/ust-lust/tanks.html.
For projects in Oregon, visit: <http://www.deq.state.or.us/lq/tanks/index.htm>
For projects in Idaho, visit <https://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/leaking-underground-storage-tanks.aspx>
For projects in Alaska, visit: <http://www.dec.state.ak.us/spar/ipp/tanks.htm>

Consider past uses of the property when making your determination.

No Yes

- **Is the property known or suspected to be contaminated by toxic chemicals or radioactive materials?**

No Yes

HUD's "Choosing an Environmentally 'Safe' Site" provides guidance in considering potential environmental issues: <https://www.onecpd.info/resource/83/choosing-an-environmentally-safe-site/> In considering the site the guidance suggests that you:

- Make a visual inspection of the site for signs of distressed vegetation, vents or fill pipes, storage/oil tanks or questionable containers, pits, ponds or lagoons, stained soil or pavement, pungent, foul or noxious odors, dumped material or soil, mounds of dirt, rubble, fill etc.
- Research the past uses of the site and obtain a disclosure of past uses from the owner. Certain past and present uses such as the following signal concerns of possible contamination and require a more detailed review: gasoline stations, vehicle repair shops, car dealerships, garages, depots, warehouses, commercial printing facilities, industrial or commercial warehouses, dry cleaners, photo developing laboratories, hospitals, junkyard or landfills, waste treatment, storage disposal, processing or recycling facilities, agricultural/farming operations (including hog and poultry operations) and tanneries.
- Identify adjoining properties in the surrounding area for evidence of any facilities as described above.
- Research Federal, State and local records about possible toxins and hazards at the site.

Yes to any of the above questions: PROCEED to #4

No to all questions: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination on the Statutory Worksheet and maintain appropriate documentation in the ERR.

4. Could nearby toxic, hazardous or radioactive substances affect the health and safety of project occupants or conflict with the intended utilization of the property?

Gather all pertinent information concerning any on-site and nearby toxic hazards. Consider, at a minimum, each of the areas identified in Question 3. Consider if your ASTM Phase 1 or equivalent analysis identifies any Recognized Environmental Conditions (RECs) or conditions that could impact the health or safety of the occupants. If appropriate and/or required, obtain independent professional reviews of the site (e.g., an ASTM Phase 2 or equivalent analysis). Contact appropriate Federal, State and Local resources for assistance in assessing exposure to health hazards.

Yes: PROCEED to #5.

No: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR.

5. Can the adverse environmental condition be mitigated?

Yes: Mitigate according to the requirements of the appropriate Federal, State or local oversight agency. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR. HUD assistance should be conditioned on completion of appropriate mitigation. Deny HUD assistance if, after mitigation, the property is still determined to be unsafe or unhealthy. For more details please refer to HUD's "Choosing an Environmentally 'Safe' Site."

No: Do not provide HUD assistance for the project at this site.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement. Legislation and Regulations take precedence over any information found in this document.

ERR #5. Endangered Species Act (CEST and EA)

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
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.
 → *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.*

- 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:

- *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, 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](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

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

- *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. 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. What effects, if any, will your project 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.

→ *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. 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.

→ *Continue to Question 4, Informal Consultation.*

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

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological evaluation or equivalent document*
- (2) Concurrence(s) from FWS and/or NMFS*
- (3) Any other documentation of informal consultation*

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological assessment, evaluation, or equivalent document*
- (2) Biological opinion(s) issued by FWS and/or NMFS*
- (3) Any other documentation of formal consultation*

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear 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 region

ERR #6. Historic Preservation (CEST and EA)

Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

Threshold

Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (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:

N/A

→ 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:

N/A

→ 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, 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.

Note that consultation continues through all phases of the review.

- 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

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 you 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 consultants may not initiate consultation with Tribes.

Select all consulting parties below (check all that apply):

- State Historic Preservation Officer (SHPO)
- Advisory Council on Historic Preservation
- Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

- Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

Describe the process of selecting consulting parties and initiating consultation here:

County consulted with the Native American Heritage Committee to obtain a list of traditionally and culturally affiliated tribes to consult (**EA Attachment 6**). The Gabrieleno Band of Mission Indians – Kizh Nation response requested that a Native American monitor be present during ground-disturbing activities. This request has been adopted as **Mitigation Measure 2**. Responses from other tribes deferred to the Gabrieleno Band of Mission Indians – Kizh Nation.

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define 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.

See EA Figure 1.

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

Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.

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

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:

See Appendices.

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 - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

Document reason for finding:

No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

SHPO concurrence is provided as **EA Attachment 5**.

Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

No Adverse Effect

Document reason for finding:

Does the No Adverse Effect finding contain conditions?

Yes

Check all that apply: (check all that apply)

- Avoidance
- Modification of project
- Other

Describe conditions here:

N/A

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

Concurrence Letter(s) from April and May 2019 provided as Appendices.

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

- 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](#)]

N/A

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

Were the Adverse Effects resolved?

- Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

N/A

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.

N/A

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

- No

The project must be cancelled unless the “Head of Agency” approves it. Either provide approval from the “Head of Agency” or cancel the project at this location. Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and “Head of the Agency”:

N/A

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

N/A

→ *Provide correspondence, comments, documentation of decision, and “Head of Agency” approval. Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

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

- 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 region

N/A

Are formal compliance steps or mitigation required?

Yes

No

ERR #7a. Noise Abatement and Control

Noise Abatement and Control

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Encourage land use patterns for housing and other noise sensitive urban needs that will provide a suitable separation between them and major noise sources	Noise Control Act of 1972 The Quiet Communities Act of 1978 as amended OMB Circular 75-2, "Comparable Land Uses at Federal Airfields"	24 CFR Part 51 Subpart B Noise Guidebook

1. Is the project for new construction, purchase or resale of existing, modernization, or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other non-housing uses where quiet is integral to the project’s function, e.g., libraries)?

No: STOP here. The project is not subject to the noise standards. Maintain documentation on the nature of the project. Record your determination that the project is not subject to the noise standards in your Environmental Review Record (ERR).

Yes: PROCEED to #2

2. Is the project located within 1,000 feet of a busy road or highway, 3,000 feet of a railroad, or 15 miles of a civil airport or military airfield? Are there any other potential noise sources in the project vicinity that could produce a noise level above HUD’s acceptable range, including but not limited to concert halls, night clubs, event facilities, etc.... ?

No: STOP here. Maintain a map identifying distances from roads, railroads and airports and your project. Record your determination. You do not need to calculate a specific noise level.

Yes: PROCEED to #3

3. Determine the actions to take based on the project and HUD Acceptability Standards.

Is the activity for:

Construction of new noise sensitive use. **Calculate noise using HUD standards or online tool:** <https://www.hudexchange.info/environmental-review/dnl-calculator> **PROCEED to 3.a**

Purchase or resale of existing buildings (existing buildings are either more than 1 year old or buildings for which this is the second or subsequent purchaser). Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.b

Modernization. Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.c

Major or substantial rehabilitation (use the definition contained in the specific program guidelines).

Calculate noise using HUD standards or online tool:

<https://www.hudexchange.info/environmental-review/dnl-calculator> **Proceed to 3.d**

HUD General Acceptability Standards	
<i>HUD determination</i>	<i>Day night average sound level in decibels (dB)</i>
Acceptable	Not exceeding 65 dB
Normally Unacceptable	Above 65 dB but not exceeding 75dB
Unacceptable	Above 75 dB +

Noise Abatement and Control

Checklist for HUD or Responsible Entity

New Construction

Is the Day-Night average sound level:

- Above 75 dB. **Construction of new noise sensitive uses is generally prohibited**, an EIS is required prior to the approval. The Assistant Secretary or Certifying Officer may waive the EIS requirement in cases where noise is the only environmental issue and no outdoor sensitive activity will take place on the site. (Under § Part 50 approval is required of the Assistant Secretary for CPD, under § Part 58 the Certifying Officer must provide approval). The project must be mitigated to acceptable standards. Document the ERR with the noise calculation, EIS, EIS waiver if approved, mitigation requirements and when complete, evidence of mitigation.
- Above 65 dB but not exceeding 75 dB. **Construction of new noise sensitive uses is discouraged** – all new projects require special environmental reviews and may require special approvals prior to construction (except when the threshold has been shifted to 70 dB as described below). Information is provided at 51.104 (b)(1). Document ERR include the noise calculation, special review and approval. Document mitigation requirements and when complete, evidence of mitigation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the noise calculation in the ERR.

b. Purchase or Resale of Existing Building

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Consider environmental noise as a marketability factor when considering the amount of insurance or assistance that will be provided to the project? Noise exposure by itself will not result in the denial of HUD support for the resale and purchase of otherwise acceptable existing buildings. Record your determination in the ERR.
- No. Record your determination in the ERR.

c. Modernization

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Encourage noise attenuation features in alterations. Record your determination in the ERR. Identify how you are encouraging noise attenuation
- No. Record your determination in the ERR

d. Major or Substantial Rehabilitation

Is the Day-Night average sound level:

- Above 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure and will strongly encourage conversion of the noise exposed sites to land uses compatible with the high noise levels. Document the ERR include the noise calculation and efforts taken to encourage noise attenuation .
- Above 65 dB but not exceeding 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure Document ERR include the noise calculation and efforts taken to encourage noise attenuation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the ERR with the noise calculation.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement, refer to the 24CFR Part 51 Subpart B and the Noise Guidebook for specific guidance.

ERR #7b. DNL Calculator

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

DNL Calculator

WARNING: HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the 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	8180 Commonwealth Ave
Record Date	03/10/2020
User's Name	M. Greene

Road # 1 Name:	Commonwealth Ave
-----------------------	-------------------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	90	90	90
Distance to Stop Sign	0	0	0
Average Speed	40	35	30
Average Daily Trips (ADT)	13286	867	289
Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	52.8722	59.8586	66.6587
Calculate Road #1 DNL	67.6592	Reset	

Add Road Source **Add Rail Source**

Airport Noise Level	62
----------------------------	----

Loud Impulse Sounds?

 Yes No

Combined DNL for all Road and Rail sources	67.6592
Combined DNL including Airport	68.7274
Site DNL with Loud Impulse Sound	

Calculate

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/>)

ERR #8. Wild and Scenic Rivers

Wild and Scenic Rivers

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Establishes a method for providing Federal protection for certain free-flowing and scenic rivers designated as components or potential components of the National Wild and Scenic Rivers System from the effects of construction.	The Wild and Scenic Rivers Act (Pub L. 90-542 as amended: 16 U.S.C. 1271-1287)	24 CFR 58.5(f) 24 CFR 50.4(f)

1. Is your project within proximity of a Wild and Scenic River?

You must consider **Designated Wild and Scenic Rivers** (<http://www.rivers.gov/map.php>); **Study Wild and Scenic Rivers** (<http://www.rivers.gov/study.php>) and rivers on the **Nationwide Rivers Inventory** (<http://www.nps.gov/ncrc/programs/rtca/nri/>)

- No: STOP here. Project is in compliance with this section. Attach 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.
- Yes: the project is in proximity of a Designation Wild and Scenic River or Study Wild and Scenic River. PROCEED to #2
- Yes: the project is in proximity of Nationwide Rivers Inventory (NRI) river. PROCEED to #3

2. Is your project a Water Resources project?

A Water Resources Project is a federally assisted project that could affect the free-flowing condition of a Wild and Scenic River. Examples include dams, water diversion projects, bridges, roadway construction, boat ramps, and activities that require a Section 404 permit from the Army Corps of Engineers. New construction that could increase storm water runoff should also be considered.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #3.

3. 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 the Wild and Scenic River Boundaries?**
- **Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment?**

For designated and study wild and scenic rivers, consult with the appropriate federal/state/local/tribal Managing Agency, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect. For NRI rivers, consult with the National Park Service pursuant to Section 5 of the Act to determine if your project will have an adverse effect.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #4

4. Can you mitigate the impact to the river?

- Yes. Attach mitigation plan. Require mitigation as part of grant agreement and other contracts. Monitor project to ensure mitigation followed-through.
- No. Cancel project at this location.

DISCLAIMER: This document is intended as a tool to help HUD Region X grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement, and the Wild and Scenic Rivers legislation and regulations take precedence over any information found in this document.

ERR #9. Environmental Justice

Environmental Justice

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Address disproportionately high and adverse human health or environmental effects on minority and low-income populations.	Executive Order 12898, February 11, 2004	24 CFR 50.4(l) and 24 CFR 58.5(j).

1. Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to an adverse environmental impact?

This question is designed to determine how the Environmental Justice analysis is reflected in the environmental review as a whole. Your consideration of the other environmental laws and authorities is your supporting documentation for this question. If any other environmental law or authority required mitigation (i.e., 8-step process for locating in a flood plain, waiver of noise requirements), then there is an adverse environmental impact.

- No: STOP here. The project does not pose an Environmental Justice concern.
 Yes: PROCEED to #2

2. Will the project have a disproportionate impact on low-income or minority populations?

The following steps will help you make this determination:

- 1) Describe the project.
- 2) Consider historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning).
- 3) Determine the demographic profile of the people using the project and/or living and working in the vicinity of the project. EPA's environmental justice geographic assessment tool provides helpful demographic information: <http://epamap14.epa.gov/ejmap/entry.html>
- 4) Describe the adverse environmental impact you identified in your environmental review. Identify adjacent land uses, paying particular attention to toxic sites, dumps, incinerators, hazardous materials (e.g. asbestos), and other issues with the potential to have adverse human health effects. (This may already have been considered in your review of toxic and hazardous substances.)
- 5) Consider how the adverse environmental impact and any potentially harmful adjacent land uses would impact the people using and/or surrounding the project.
- 6) Consider whether market-rate development exists in the area. If not, would this project succeed as a market-rate project at the proposed site?

- No: STOP here. Maintain documentation concerning your determination of no disproportionate impact.
 Yes: Consult with HUD environmental staff to develop a mitigation plan. An Environmental Justice mitigation plan must include public outreach, participation and community involvement. The project can not move forward until the EJ issue is mitigated to the satisfaction of HUD or the Responsible Entity and the impacted community.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement. Legislation and Regulations take precedence over any information found in this document.

Attachment 1. Site Plan and Design



AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

AIRPORT INN APARTMENTS

BUENA PARK, CA

Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

TITLE SHEET

PARKING SUMMARY

PARKING REQUIRED PER AB 744			
TYPE	REQUIREMENT	UNITS	STALLS REQUIRED
PSH	0.3 STALLS PER UNIT	58	18
TOTAL PARKING REQUIRED			18

PARKING PROVIDED		
TYPE	STALLS PROVIDED	
PARALLEL	3	
STANDARD	15	
COMPACT	11	
TOTAL PARKING PROVIDED		29

UNIT SUMMARY

PLAN	NET S.F.	NO. OF UNITS	UNIT NET S.F. TOTAL	UNIT MIX
P1	±300	8	2,400	14%
P2	±300	8	2,400	14%
P3	±320	2	640	3%
P4	±260	3	780	5%
P5	±260	2	520	3%
P6	±370	1	370	2%
P7	±370	1	370	2%
P8	±325	4	1,300	7%
P9	±320	3	960	5%
P10	±260	3	780	5%
P11	±240	9	2,160	16%
P12	±250	9	2,250	16%
P13	±250	2	500	3%
P14	±290	1	290	2%
P15	±335	1	335	2%
MANAGERS UNIT	±735	1	735	2%
TOTAL		58	16,790	100%

BUILDING SUMMARY

EXISTING BLDG. A	RESIDENTIAL (S.F.)	CIRCULATION/ UTILITY (S.F.)	LEASING (S.F.)	TOTAL AREA (S.F.)
1ST FLOOR	3,477	1,118	851	5,446
2ND FLOOR	5,250	682	0	5,932
TOTAL	8,727	1,800	851	11,378

EXISTING BLDG. B	RESIDENTIAL (S.F.)	CIRCULATION/ UTILITY (S.F.)	LEASING (S.F.)	TOTAL AREA (S.F.)
1ST FLOOR	3,770	1,076	-	4,846
2ND FLOOR	4,642	733	-	5,375
TOTAL	8,412	1,809		10,221

NEW BLDG. C	SERVICES (S.F.)	TOTAL AREA (S.F.)
1ST FLOOR	2,744	2,744
TOTAL	2,744	2,744

SITE TOTAL	RESIDENTIAL (S.F.)	CIRCULATION/ UTILITY (S.F.)	LEASING (S.F.)	SERVICES (S.F.)	TOTAL AREA (S.F.)
TOTAL	17,139	3,609	851	2,744	24,343

PROJECT INFO

SITE ADDRESS: 8180 COMMONWEALTH AVE., BUENA PARK, CA 90621

PROJECT DESCRIPTION: THE PROPOSED PERMANENT SUPPORTIVE HOUSING PROJECT CONSISTS OF RENOVATING 2 EXISTING, 2-STORY BUILDINGS, AND CONSTRUCTING A NEW 1-STORY BUILDING FOR LEASING AND SERVICES. THERE ARE 58 UNITS ON THE 0.8 ACRE SITE RANGING FROM 220 SF TO 695 SF.

APN: 070-012-38

ZONING DISTRICT: ML, LIGHT INDUSTRIAL

OVERLAY ZONE: NC, NEIGHBORHOOD COMMERCIAL OVERLAY

SITE AREA: 0.8 ACRES

UNITS: 58 UNITS

DENSITY: 72.5 DU / ACRES

CONSTRUCTION TYPE: TYPE V

BIKE PARKING: 14 TOTAL STALLS PROVIDED

OPEN SPACE COVERAGE: 6,020 S.F. TOTAL COMMON USABLE OPEN SPACE
18% COVERAGE OF SITE

LANDSCAPE COVERAGE: 5,125 S.F. TOTAL LANDSCAPE AREA
15% COVERAGE OF SITE

PROJECT TEAM

CLIENT: JAMBOREE HOUSING CORPORATION
17701 COWAN AVE., STE. 200
IRVINE, CA 92614
CONTACT: TUNG TRAN
PHONE: 949.263.8676

ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
23231 SOUTH POINTE DRIVE
LAGUNA HILLS, CA 92653
CONTACT: CHRIS WEIMHOLT
PHONE: 949.267.1660 EXT. 202

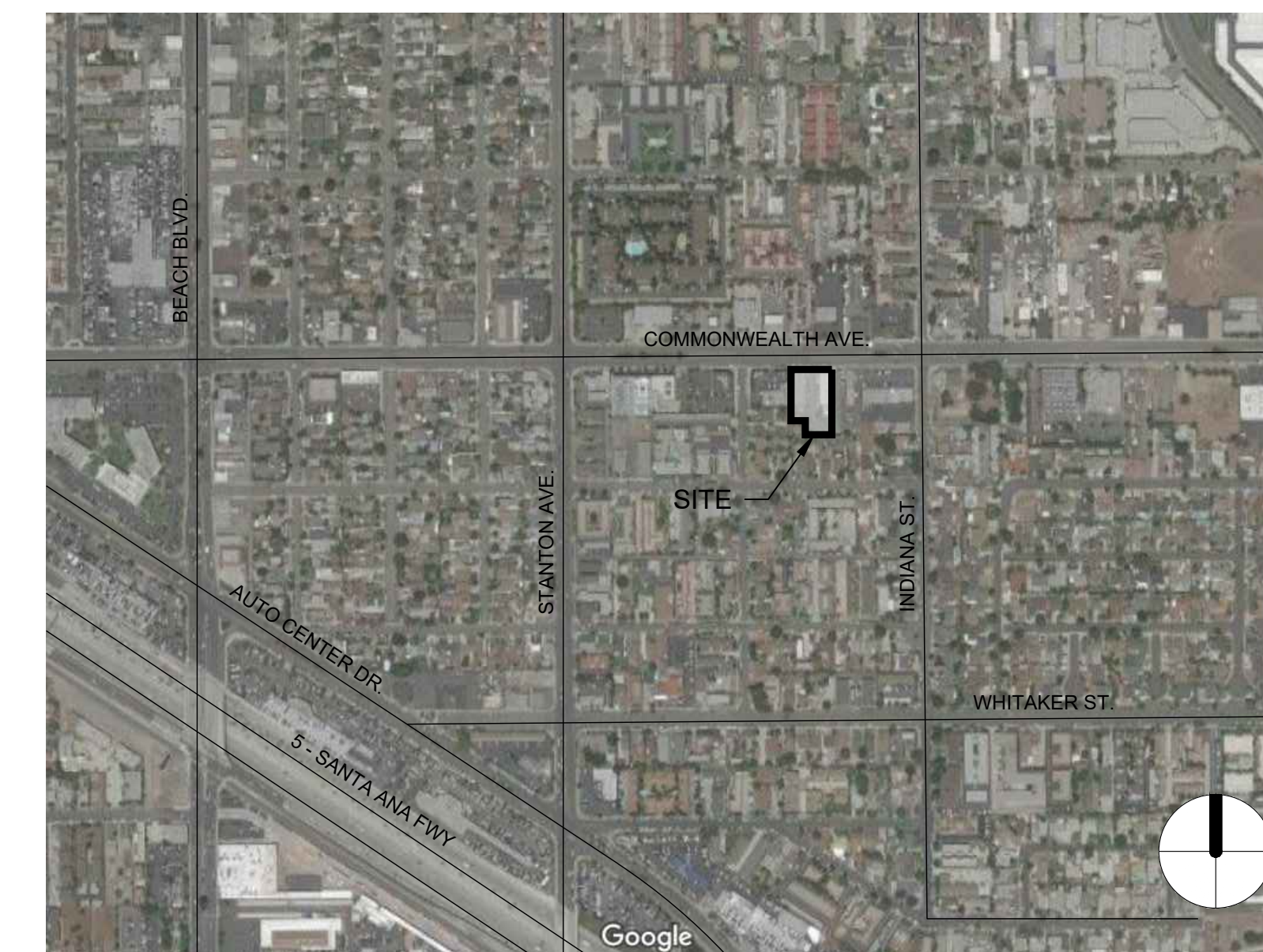
CIVIL ENGINEER: KES TECHNOLOGIES
ONE VENTURE, SUITE NO. 130
IRVINE, CA 92618
CONTACT: DARYL KESSLER
PHONE: 949.339.5331

LANDSCAPE ARCHITECT: EPT DESIGN
844 EAST GREEN STREET, SUITE NO. 201
PASADENA, CA 91101
CONTACT: LINDSEY TALMO
PHONE: 626.795.2008

SHEET INDEX

GENERAL	
A0.0	TITLE SHEET
G0.0	GENERAL INFORMATION
G0.1	EXISTING SITE CONTEXT
CIVIL	
1 OF 2	EXISTING LOTTING AND ENCUMBRANCES
2 OF 2	PRELIMINARY GRADING AND UTILITY PLAN
LANDSCAPE	
1	LANDSCAPE CONCEPT
2	LANDSCAPE CONCEPT IMAGERY
3	LANDSCAPE SITE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	FIRE MASTER PLAN
A1.2	STREET ELEVATIONS
A1.3	PERSPECTIVE VIEW
A2.0	BLDG A - 1ST AND 2ND FLOOR PLANS
A2.1	BLDG A - EXTERIOR ELEVATIONS
A2.2	BLDG A - EXTERIOR ELEVATIONS
A3.0	BLDG B - 1ST AND 2ND FLOOR PLANS
A3.1	BLDG B - EXTERIOR ELEVATIONS
A3.2	BLDG B - EXTERIOR ELEVATIONS
A4.0	BLDG C - 1ST FLOOR PLAN
A4.1	BLDG C - EXTERIOR ELEVATIONS
A5.0	ENLARGED FLOOR PLANS

VICINITY MAP



architecture design collaborative
23231 South Pointe Dr
Laguna Hills, CA 92653
www.adcollaborative.com
949.267.1660

ADC Project No: 190032

Project Contact: Chris Weimholt
Email: cweimholt@adcollaborative.com
Principal: Chris Weimholt
Project Manager:

Client



Company: Jamboree Housing Corporation
Address: 17701 Cowan Ave, Suite 200
Irvine, CA 92614
Phone No. (949)263-8676

AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL 10/07/19

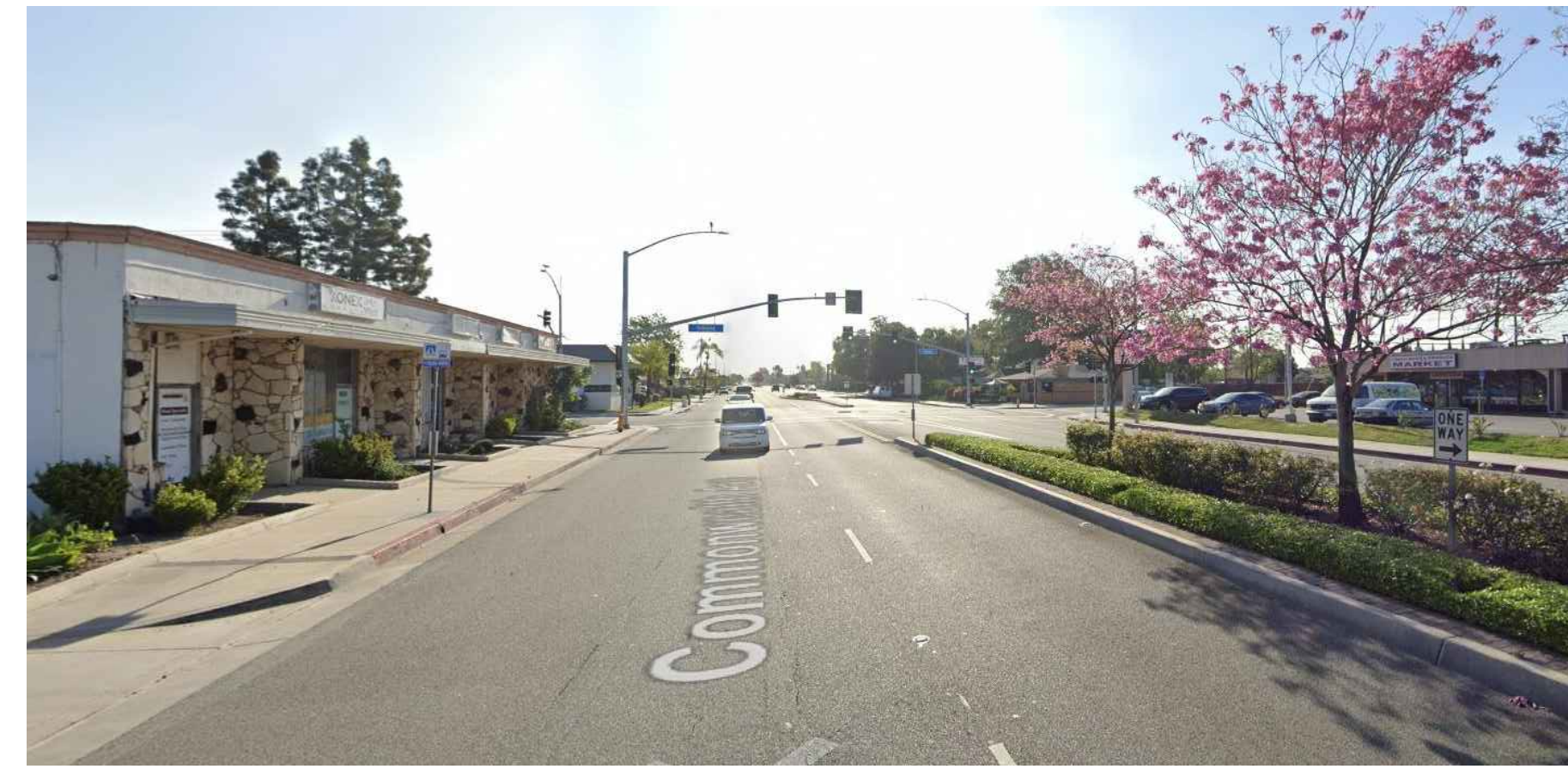
2ND SUBMITTAL 01/10/20

GENERAL INFORMATION

G0.0



VIEW LOOKING NORTH FROM SOUTHWEST CORNER OF SITE 10



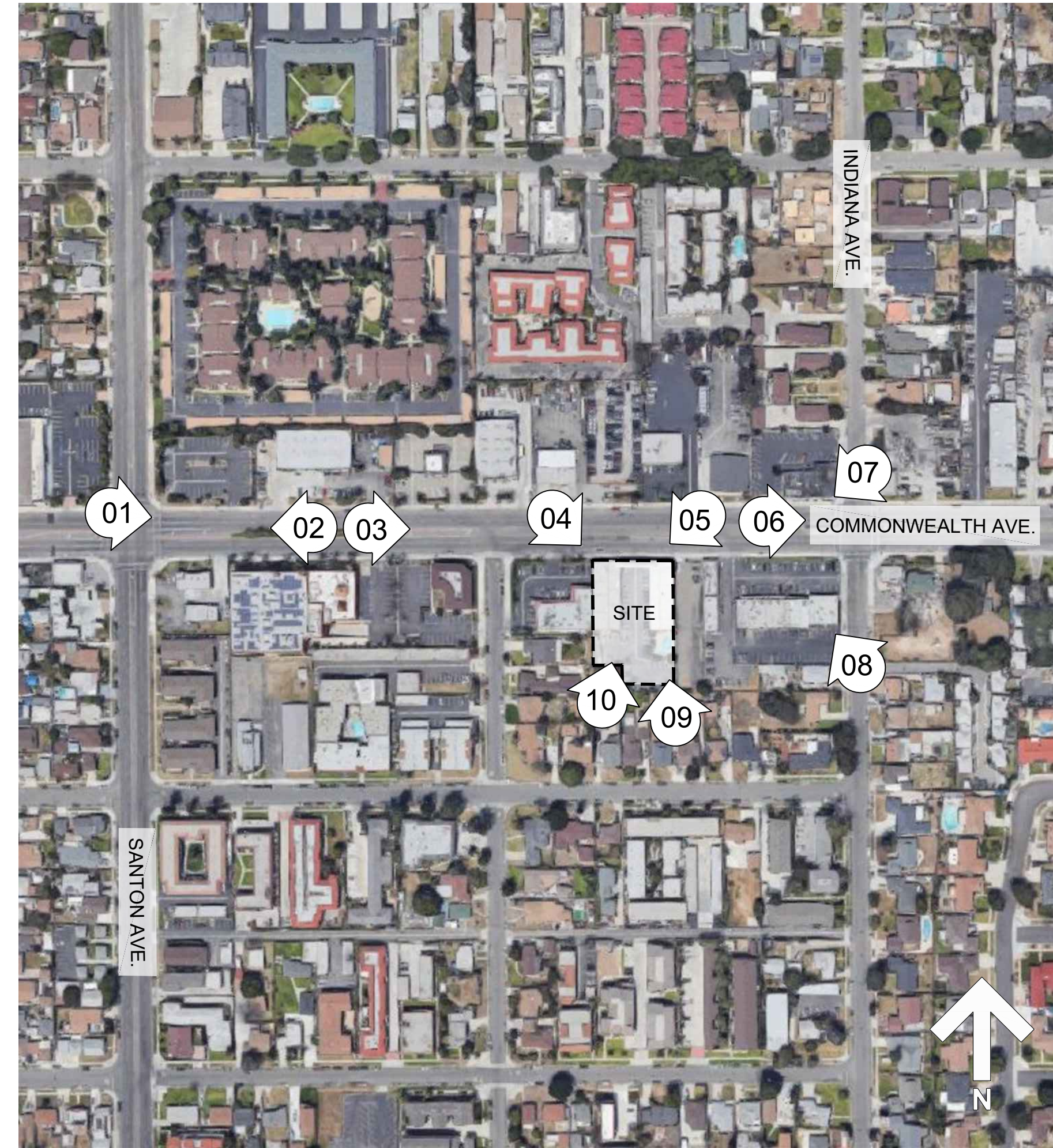
VIEW LOOKING EAST FROM COMMONWEALTH AVE. 06



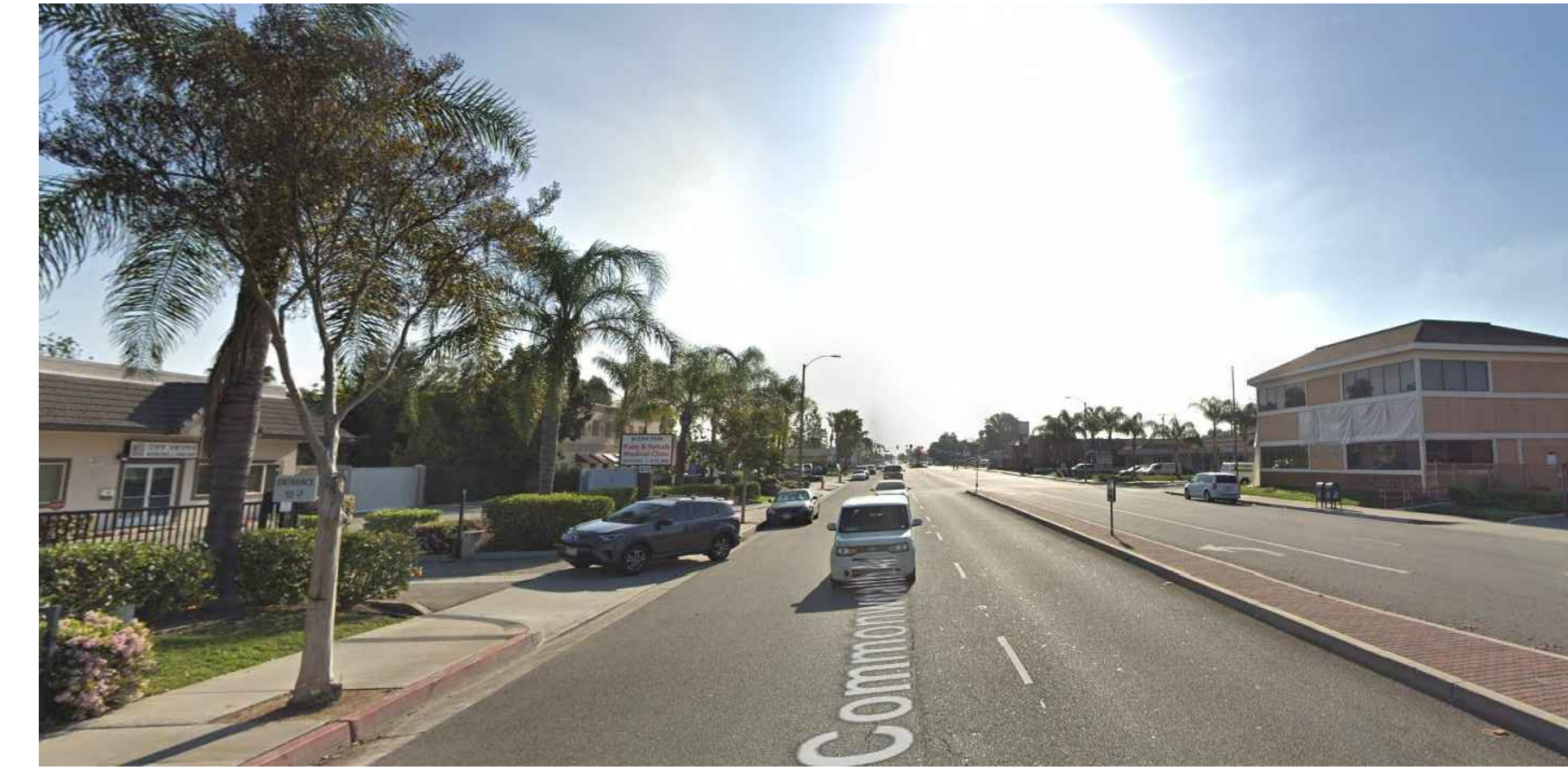
VIEW LOOKING SOUTHEAST FROM COMMONWEALTH AVE. 04



VIEW LOOKING NORTH FROM SOUTHEAST CORNER OF SITE 09



VICINITY MAP



VIEW LOOKING EAST FROM COMMONWEALTH AVE. 03



VIEW LOOKING NORTHWEST FROM INDIANA AVE. 08



VIEW LOOKING WEST FROM COMMONWEALTH AVE. 02



VIEW LOOKING SOUTHWEST FROM INDIANA AVE. 07



VIEW LOOKING SOUTHWEST FROM COMMONWEALTH AVE. 05



VIEW LOOKING EAST FROM STANTON AVE. 01

adc
architecture design collaborative
23231 South Pointe Dr
Laguna Hills, CA 92653
www.adcollaborative.com
949.267.1660

ADC Project No: 190032

Project Contact: Chris Weimholt
Email: cweimholt@adcollaborative.com
Principal: Chris Weimholt
Project Manager:

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Company: Jamboree Housing Corporation
Address: 17701 Cowan Ave, Suite 200
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Phone No. (949)263-8676

AIRPORT INN APARTMENTS

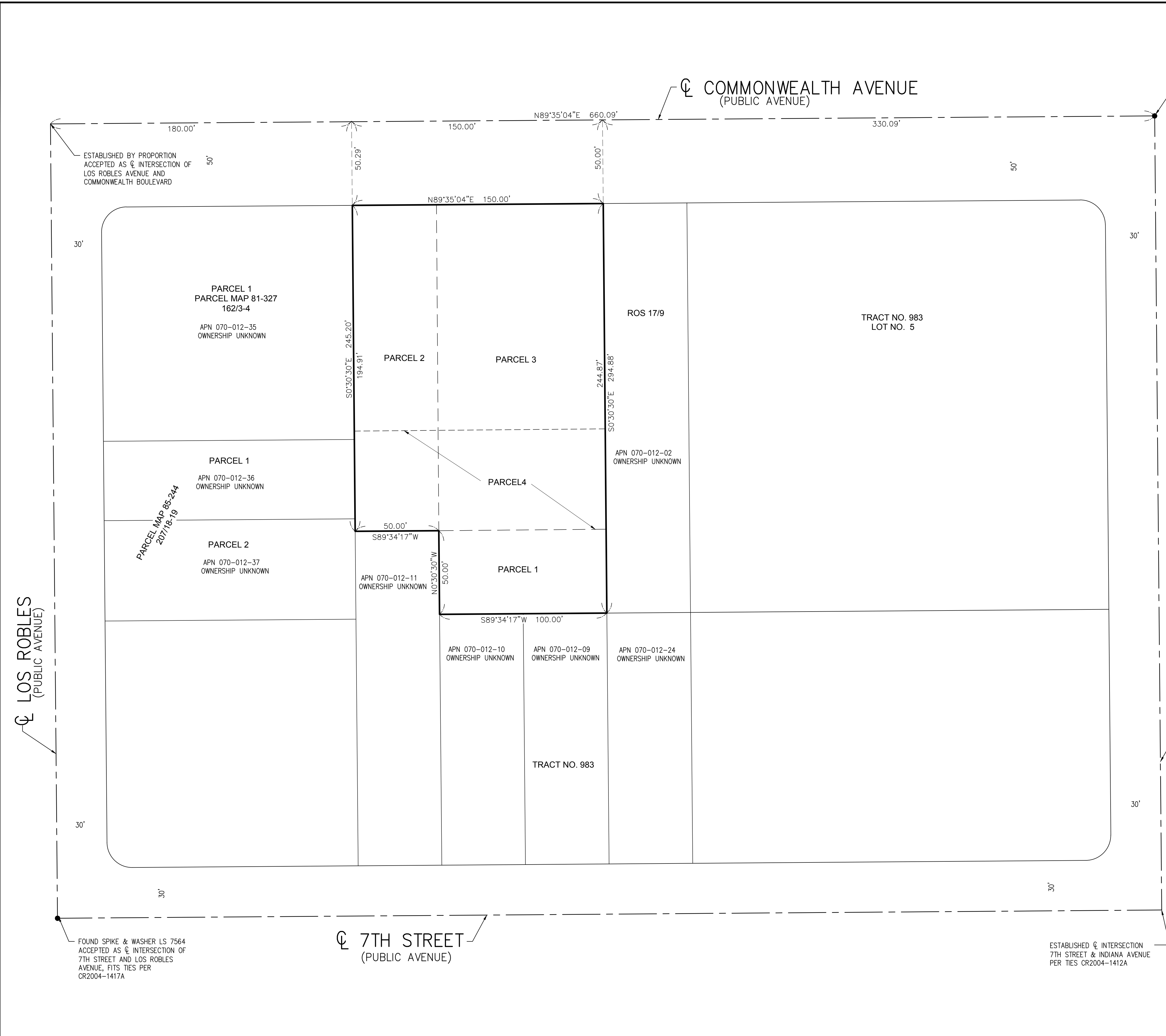
8180 COMMONWEALTH AVE.
BUENA PARK, CA 90621

Issue Date

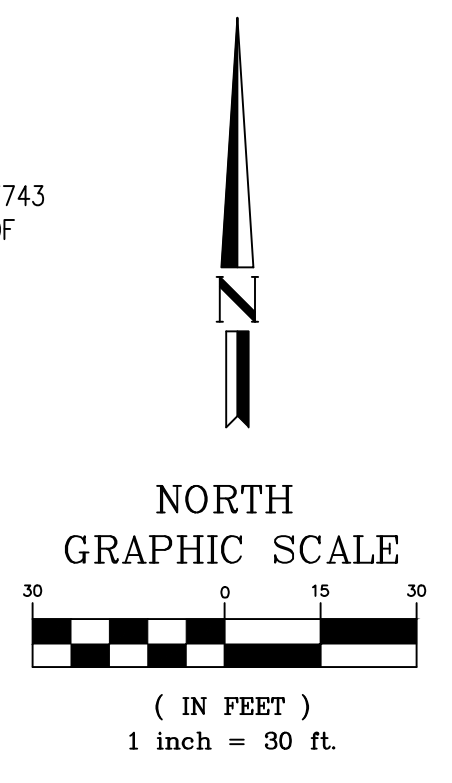
1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

SITE PHOTO
CONTEXT



FOUND SPIKE & WASHER RCE 27743
ACCEPTED AS \odot INTERSECTION OF
INDIANA AVENUE AND
COMMONWEALTH BOULEVARD
FITS TIES PER CR2009-2446



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1:
THE EAST 100 FEET OF THE SOUTH ONE-HALF OF LOT 4 OF TRACT NO. 983, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 32, PAGE 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE SOUTH 150 FEET.
- PARCEL 2:
THE EAST 50 FEET OF THE WEST 200 FEET OF THE NORTH HALF OF LOT 4 OF TRACT NO. 983, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 32, PAGE 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 3:
THE EAST 99.94 FEET OF THE NORTH HALF OF LOT 4 OF TRACT NO. 983, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 32, PAGE 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 4:
A NON-EXCLUSIVE RIGHT OF WAY OVER THE SOUTH 60 FEET OF THE NORTH HALF OF LOT 4 OF TRACT NO. 983, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 32, PAGE 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING SEWER PIPE LINE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID RIGHT OF WAY.
EXCEPT FROM SAID PARCEL 4 THOSE PORTIONS INCLUDED WITHIN PARCELS 2 AND 3 ABOVE.
- APN: 070-012-38

SCHEDULE B EXCEPTIONS

- INDICATES ITEMS PLOTTED HEREON
- ITEM 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, A LIEN NOT YET DUE OR PAYABLE.
- ITEM 2 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ITEM 3 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- ITEM 4 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 131, PAGE 103 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- ITEM 5 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 1532, PAGE 157 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ZONING

THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF BUENA PARK AND IS ZONED ML: LIGHT INDUSTRIAL. FOR MORE INFORMATION ON THIS ZONING AREA PLEASE CONTACT THE CITY OF BUENA PARK PLANNING & ZONING AT (714) 562-3500.

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF BUENA PARK, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06059C0126J HAVING AN EFFECTIVE DATE OF 12/03/2009, IN THE CITY OF ONTARIO, COUNTY OF ORANGE, CALIFORNIA. ZONE "X" AREA OF 2% ANNUAL CHANCE FLOOD HAZARD.

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE \odot OF COMMONWEALTH AVENUE PER PARCEL MAP NO. 85-244 BOOK 207 PAGES 18-19 BEING: NORTH 89°35'04" EAST

AREA

34,233.81 SF OR 0.79 ACRES ±

TITLE INFORMATION

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-891812-SAI DATED JULY 8, 2019 AT 7:30 AM

TITLE TO SAID ESTATE OR INTEREST VESTED IN

SHI MANAGEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

REVISIONS			
NO	DATE	INITIAL	DESCRIPTION

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE \odot OF COMMONWEALTH AVENUE PER PARCEL MAP NO. 85-244 BOOK 207 PAGES 18-19 BEING: NORTH 89°35'04" EAST

OWNER OR DEVELOPER :
JAMBOREE HOUSING
17701 COWAN AVENUE STE 200
IRVINE, CA 92614
(949) 263-8676

PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618
PHONE (949) 339-5331
FAX (866) 426-2201



ENGINEER _____ DATE _____
EXP. DATE _____

**AIRPORT INN APARTMENTS
EXISTING LOTTING
AND ENCUMBRANCES**

SITE ADDRESS :
8180 COMMONWEALTH AVE
BUENA PARK, CA

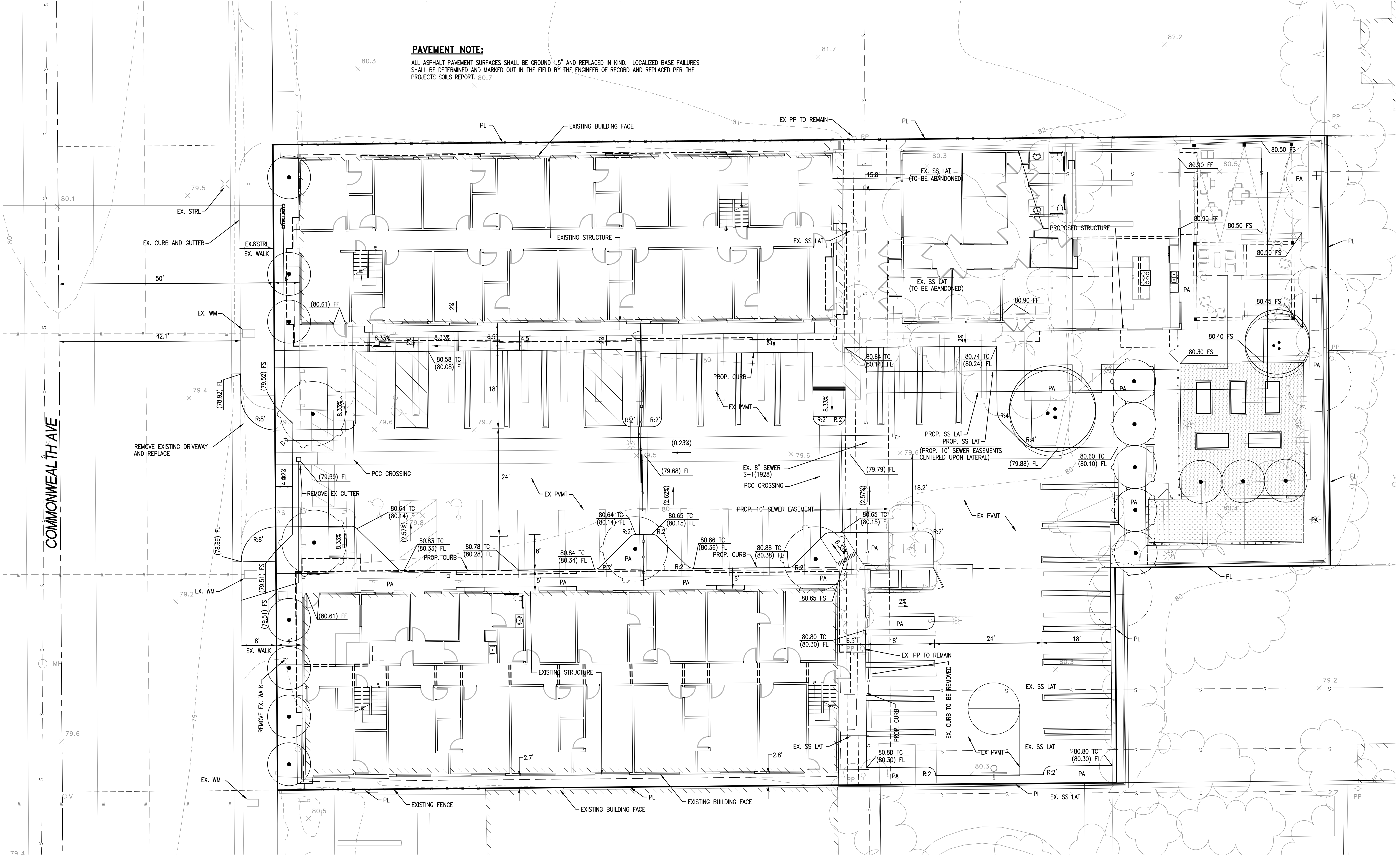
SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF BUENA PARK

SHEET 1 OF 2

PAVEMENT NOTE:

ALL ASPHALT PAVEMENT SURFACES SHALL BE GROUND 1.5" AND REPLACED IN KIND. LOCALIZED BASE FAILURES SHALL BE DETERMINED AND MARKED OUT IN THE FIELD BY THE ENGINEER OF RECORD AND REPLACED PER THE PROJECTS SOILS REPORT. 80.7



REVISIONS

NO	DATE	INITIAL	DESCRIPTION

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE ϵ OF COMMONWEALTH AVENUE PER PARCEL MAP NO. 85-244 BOOK 207 PAGES 18-19 BEING: NORTH 89°35'04" EAST

OWNER OR DEVELOPER :
JAMBOREE HOUSING
17701 COWAN AVENUE STE 200
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PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618
PHONE (949) 339-5331
FAX (866) 426-2201



ENGINEER _____ DATE _____
EXP. DATE _____

**AIRPORT INN APARTMENTS
PRELIMINARY GRADING
AND UTILITY PLAN**

SITE ADDRESS :
8180 COMMONWEALTH AVE
BUENA PARK, CA

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: AM

CITY OF BUENA PARK

Residential Court

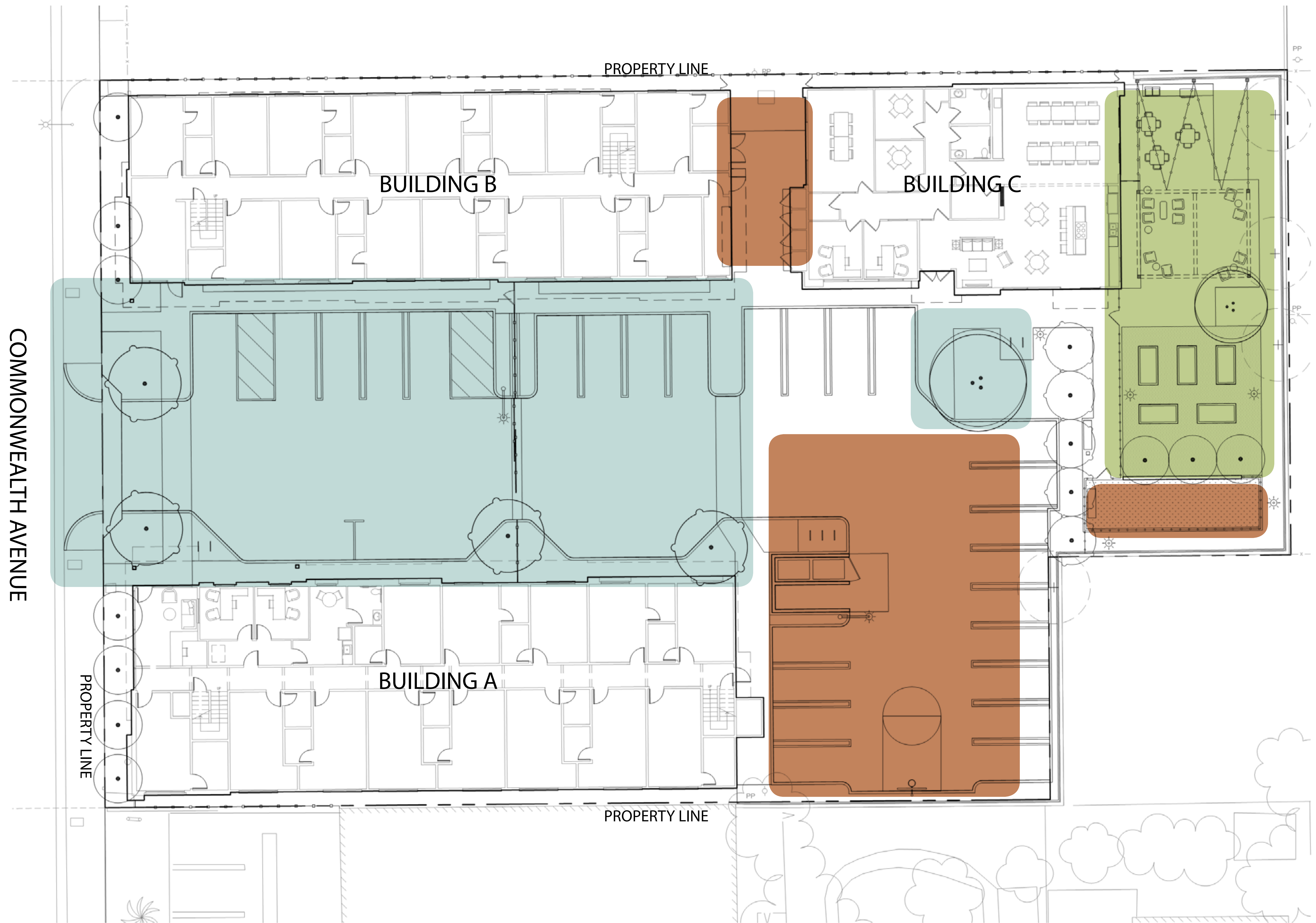
- Entry Landscaping
- Planting Along Building
- Specimen Tree Focal Point
- Bike Parking

Active Zone

- Utilities and Storage
- Basketball Hoop
- Fitness Equipment
- Dog Run

Community Court

- Raised Garden Beds
- Shade Structure
- Outdoor Kitchen
- Site Furnishings



AIRPORT INN APARTMENTS LANDSCAPE CONCEPT

Jamboree Housing Corporation
January 10, 2020



EPTDESIGN

Residential Court

- Entry Landscaping
- Planting Along Building
- Specimen Tree Focal Point
- Bike Parking



Active Zone

- Utilities and Storage
- Basketball Hoop
- Fitness Equipment
- Dog Run



Community Court

- Raised Garden Beds
- Shade Structure
- Outdoor Kitchen
- Site Furnishings
- Overhead String Lights

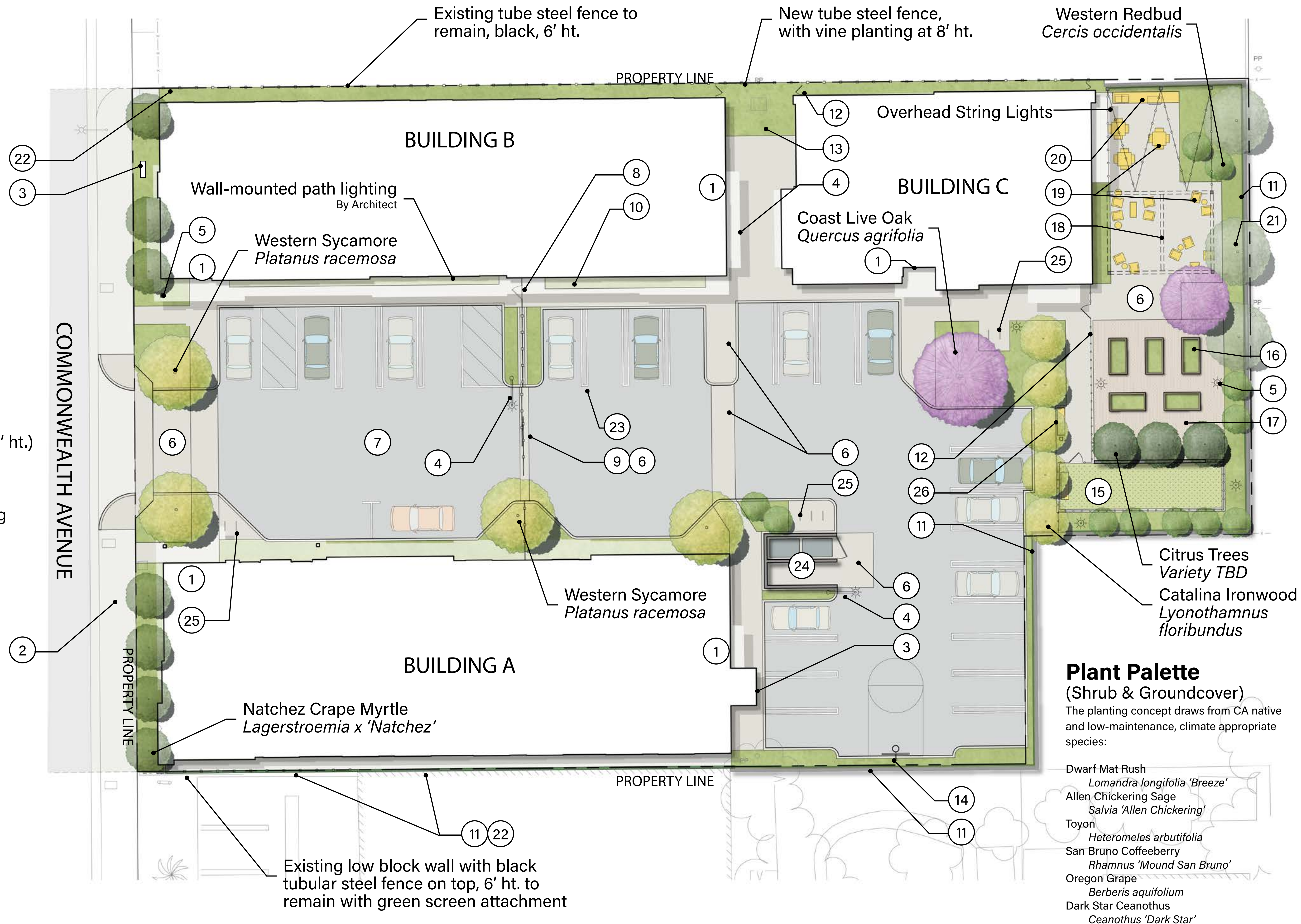


AIRPORT INN APARTMENTS LANDSCAPE CONCEPT IMAGERY

Jamboree Housing Corporation
January 10, 2020

Legend

- ① Building Entries
Wall-mounted Lighting by Architect
- ② Existing Concrete Paving
Protect in place
- ③ Utility
By others
- ④ New Parking Lot Light
- ⑤ New Pedestrian Pole Light
- ⑥ New Concrete Paving
- ⑦ New Asphalt Paving
By others
- ⑧ New Pedestrian Gate
- ⑨ New Vehicular Gate
- ⑩ New Planting
- ⑪ New Green Screen (8' ht.)
Mounted to existing block wall / fence
- ⑫ New Security Fence/Gate (6' ht.)
- ⑬ Fitness Equipment
Synthetic turf surfacing
- ⑭ Basketball Hoop and Striping
- ⑮ Dog Run with Low Fence
- ⑯ Raised Garden Beds
- ⑰ D.G. Paving
- ⑱ New Shade Structure
Down Lighting
- ⑲ Site Furnishings
- ⑳ Outdoor Kitchen
- ㉑ Existing Trees
Protect in place
- ㉒ Existing Wall/Fence
Protect in place
- ㉓ New Parking Lot Striping
By others
- ㉔ New Trash Enclosure
By others
- ㉕ Bike Parking
- ㉖ Smoking Bench / Ash Urn



- ### Plant Palette (Shrub & Groundcover)
- The planting concept draws from CA native and low-maintenance, climate appropriate species:
- Dwarf Mat Rush
Lomandra longifolia 'Breeze'
 - Allen Chickering Sage
Salvia 'Allen Chickering'
 - Toyon
Heteromeles arbutifolia
 - San Bruno Coffeeberry
Rhamnus 'Mound San Bruno'
 - Oregon Grape
Berberis aquifolium
 - Dark Star Ceanothus
Ceanothus 'Dark Star'

AIRPORT INN APARTMENTS LANDSCAPE SITE PLAN

Jamboree Housing Corporation
January 10, 2020



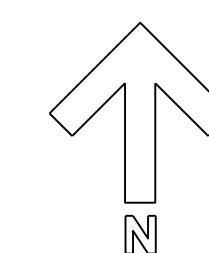
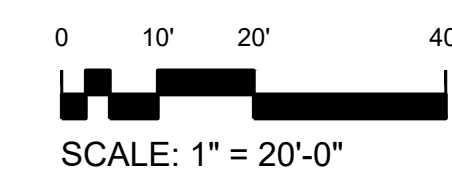
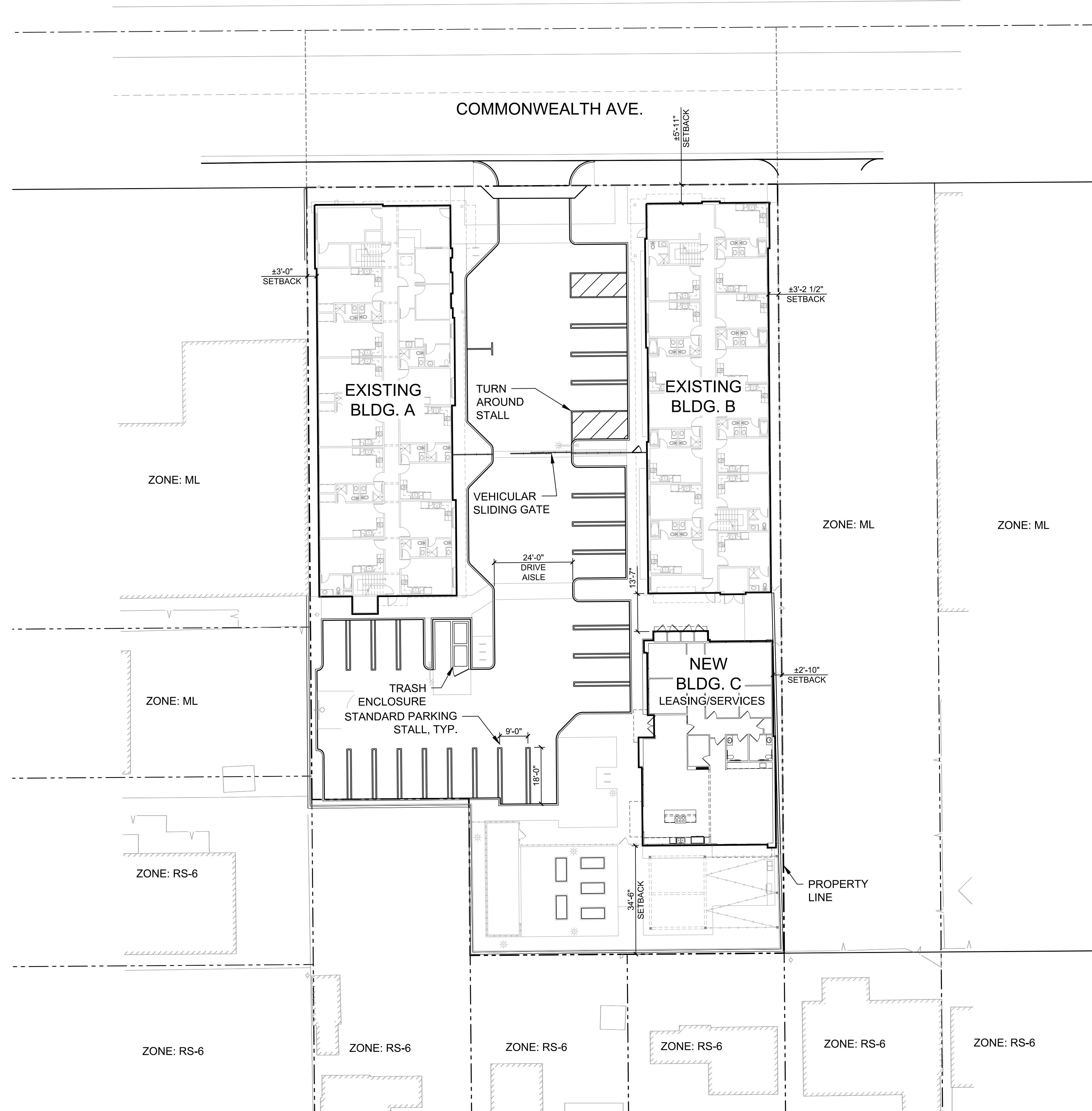
EPTDESIGN



EXISTING SITE 2

LEGEND

--- PROPERTY LINE



PROPOSED SITE PLAN 1

ADC Project No: 190032

Project Contact: Chris Weimholt

Email: cweimholt@adcollaborative.com

Principal: Chris Weimholt

Project Manager:

Client



Company: Jamboree Housing Corporation

Address: 17701 Cowan Ave, Suite 200

Irvine, CA 92614

Phone No. (949)263-8676

AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

SITE PLAN

BUILDING C INFO

CONSTRUCTION TYPE: TYPE VB
 TYPE: TYPE VB
 SPRINKLER: NFPA13
 OCCUPANCY: A-3, B

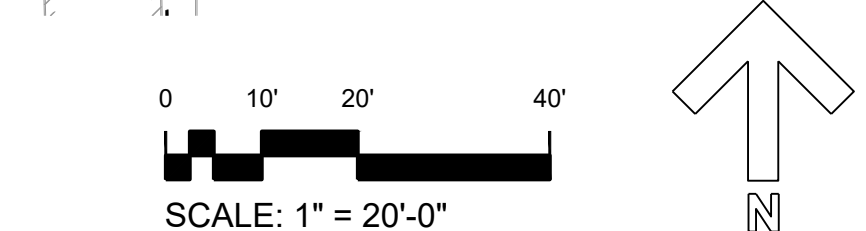
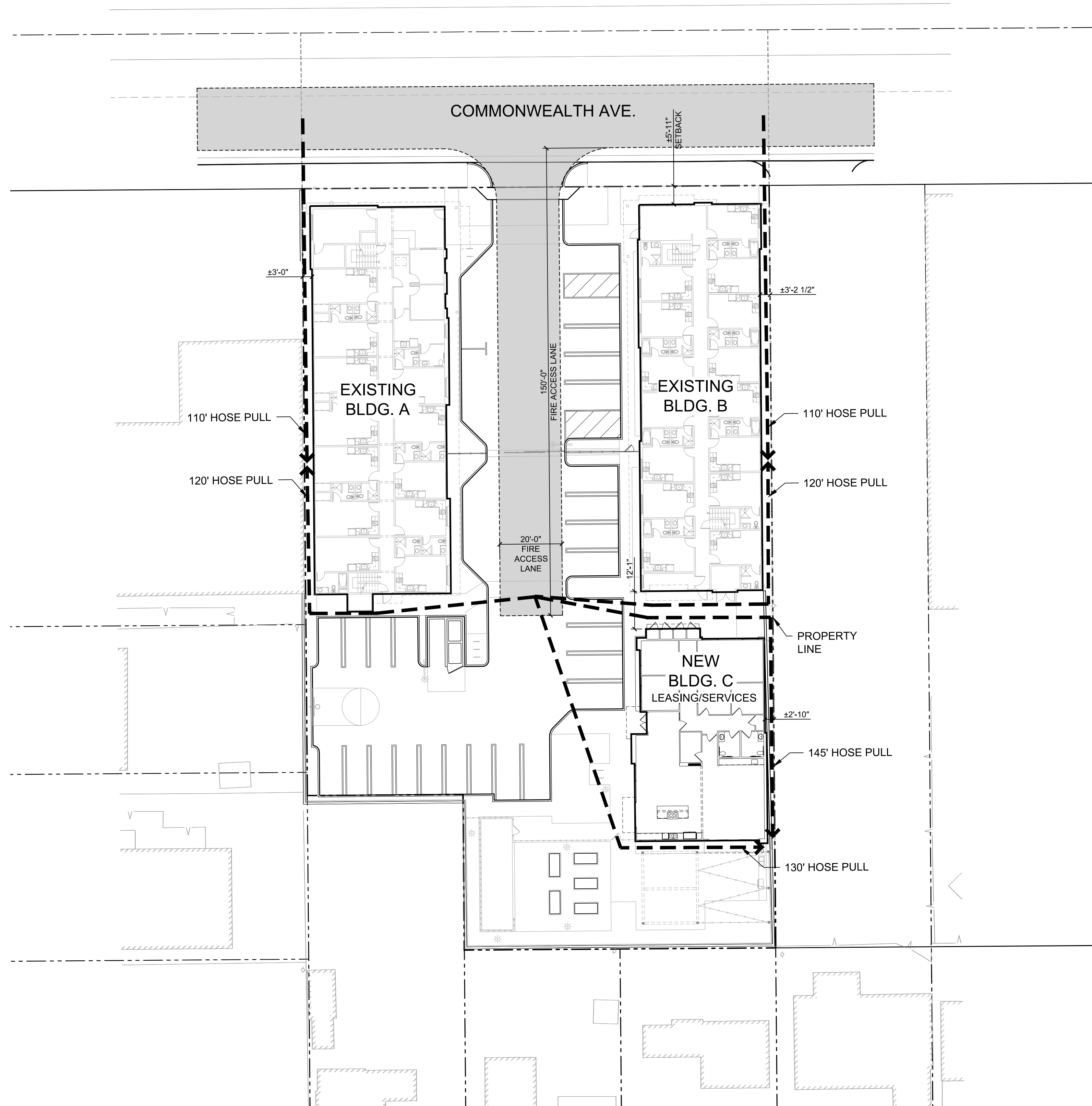
BUILDING AREA SUMMARY			
NEW BUILDING C	SERVICES (S.F.)	TOTAL AREA (S.F.)	
1ST FLOOR	2,744	2,744	
TOTAL	2,744	2,744	

ALLOWABLE AREA - 2019 C.B.C. 506.2								
BUILDING TYPE	OCC. CLASS	SPRINKLER	TYPE OF CONST.	A _t	NS	I _f	ALLOWABLE AREA [A _t + (NS*I _f)]	ACTUAL AREA
BUILDING C	A-3*	S1	VB	24,000 S.F.	6,000 S.F.	NA	30,000 S.F.	2,744 S.F.

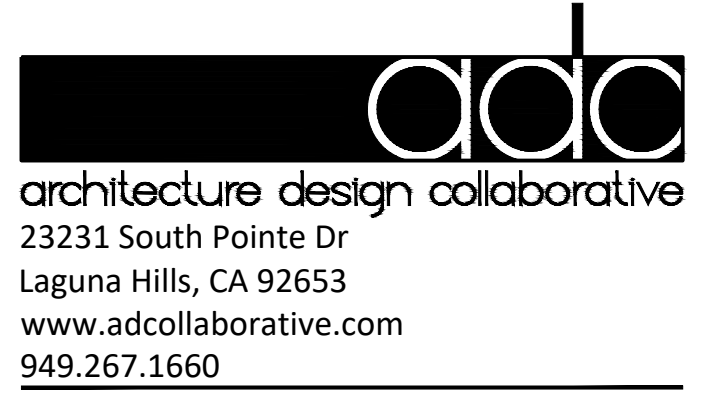
*BUILDING C IS A NON-SEPARATED OCCUPANCY PER CBC 508.3, CONTAINING A-3 & B OCCUPANCIES. PER CBC 508.3.2, THE ALLOWABLE BUILDING HEIGHT AND AREA SHALL BE BASED ON THE MOST RESTRICTIVE OCCUPANCY: A-3. PER CBC 508.3.3, NO SEPARATION IS REQUIRED BETWEEN THESE OCCUPANCIES.

LEGEND

- PROPERTY LINE
- 20' FIRE ACCESS LANE
- > HOSE PULL



FIRE MASTER PLAN 1



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 Laguna Hills, CA 92653
 www.adcollaborative.com
 949.267.1660

ADC Project No: 190032

Project Contact: Chris Weimholt
 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
 Project Manager:

Client
Jamboree
 Company: Jamboree Housing Corporation
 Address: 17701 Cowan Ave, Suite 200
 Irvine, CA 92614
 Phone No. (949)263-8676

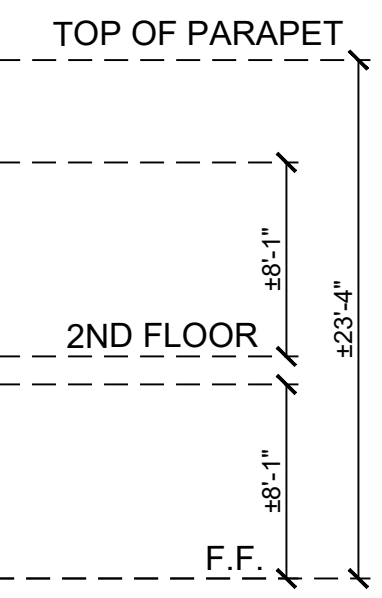
AIRPORT INN APARTMENTS
 8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

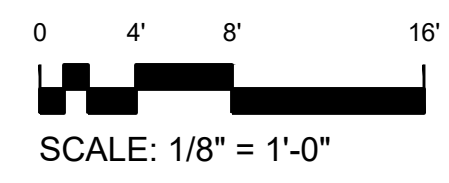
FIRE MASTER PLAN



EXISTING ELEVATION (COMMONWEALTH AVE.) 2



PROPOSED ELEVATION (COMMONWEALTH AVE.) 1



AIRPORT INN APARTMENTS

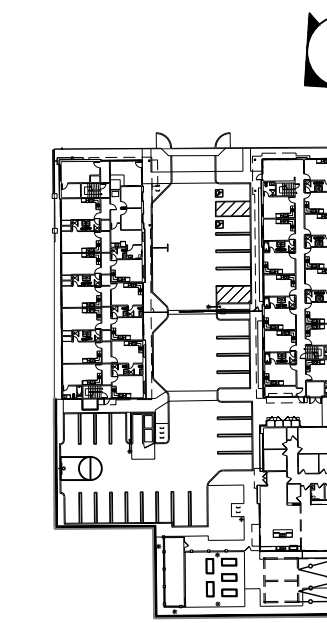
8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

STREET ELEVATIONS

KEY PLAN



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AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
BUENA PARK, CA 90621

Issue Date	
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PERSPECTIVE VIEW

PERSPECTIVE VIEW FROM COMMONWEALTH AVE. 1

NOTES

ALL UNIT PLANS ARE EXISTING
AND BEING IMPROVED WITH
KITCHENETTES

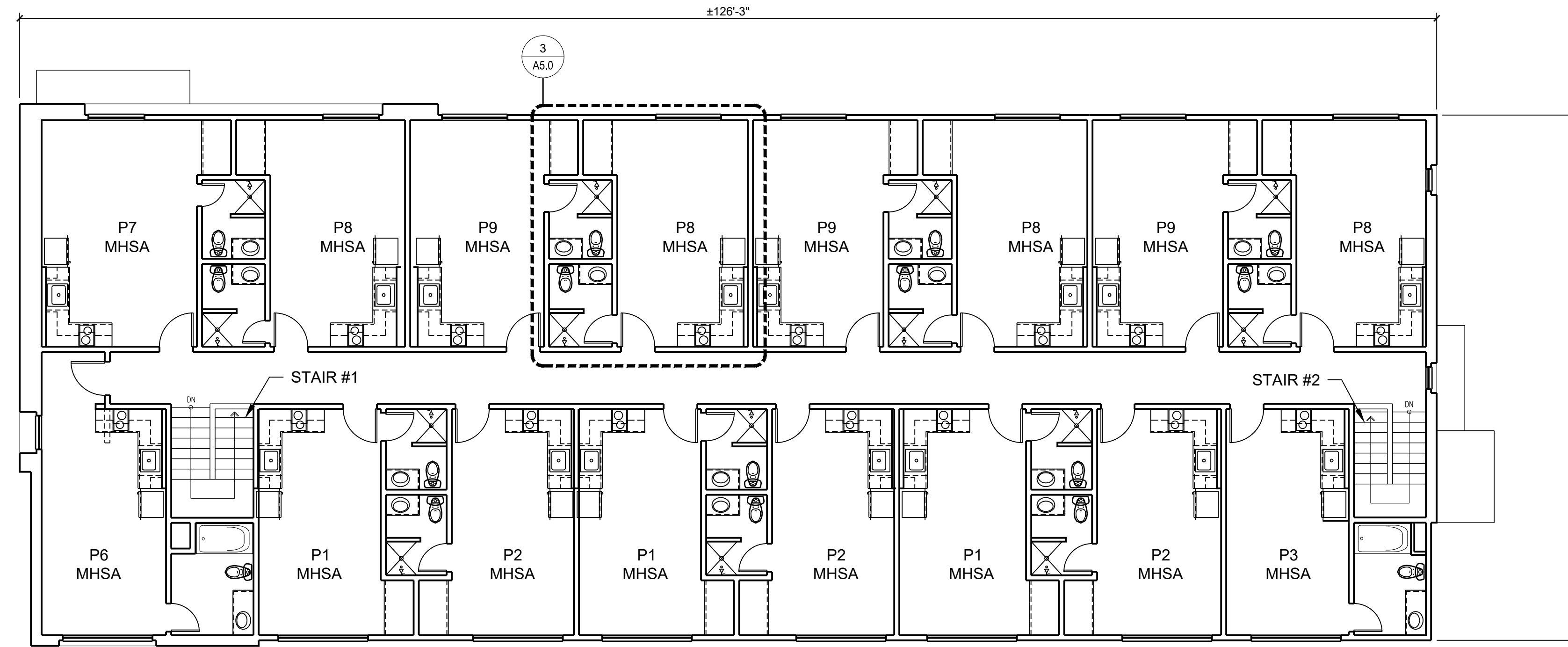
ADC Project No: 190032

Project Contact: Chris Weimholt
Email: cweimholt@adcollaborative.com
Principal: Chris Weimholt
Project Manager:

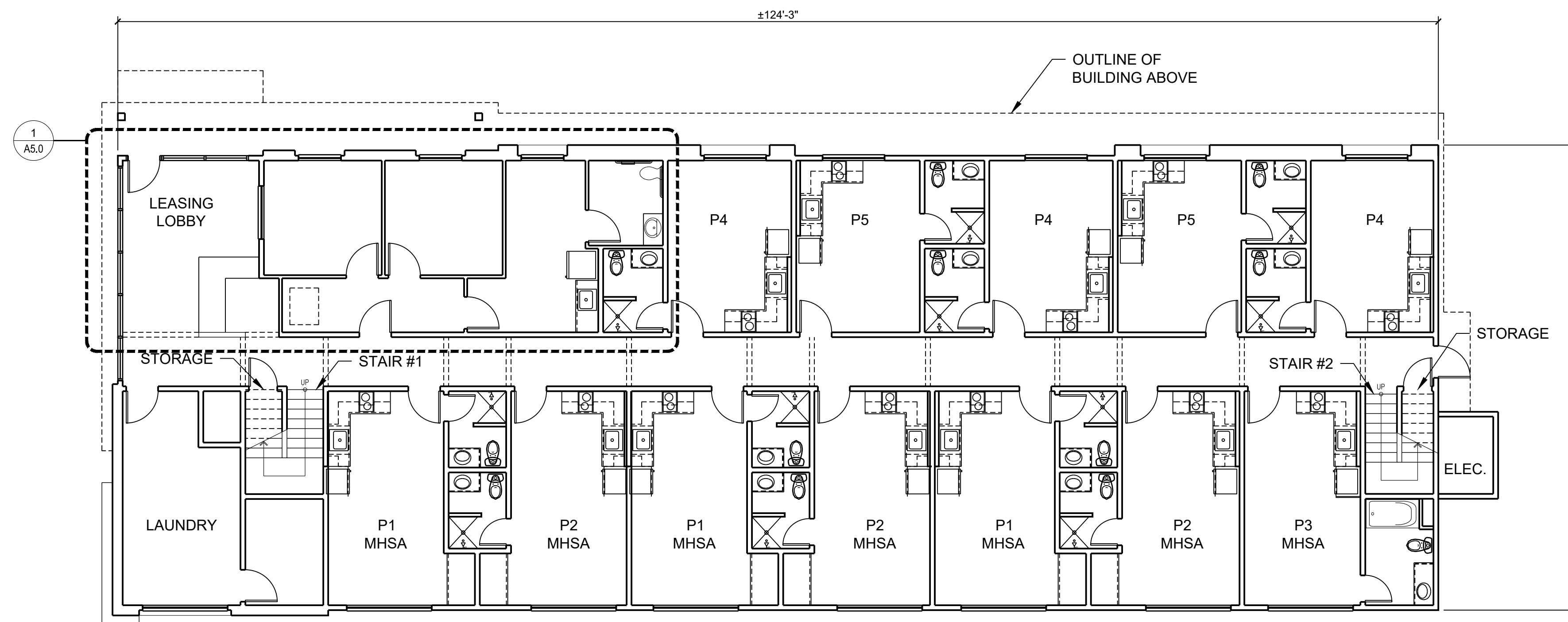
Client



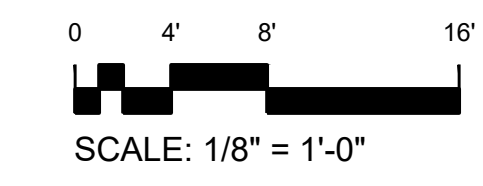
Company: Jamboree Housing Corporation
Address: 17701 Cowan Ave, Suite 200
Irvine, CA 92614
Phone No. (949)263-8676



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1



AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
BUENA PARK, CA 90621

Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

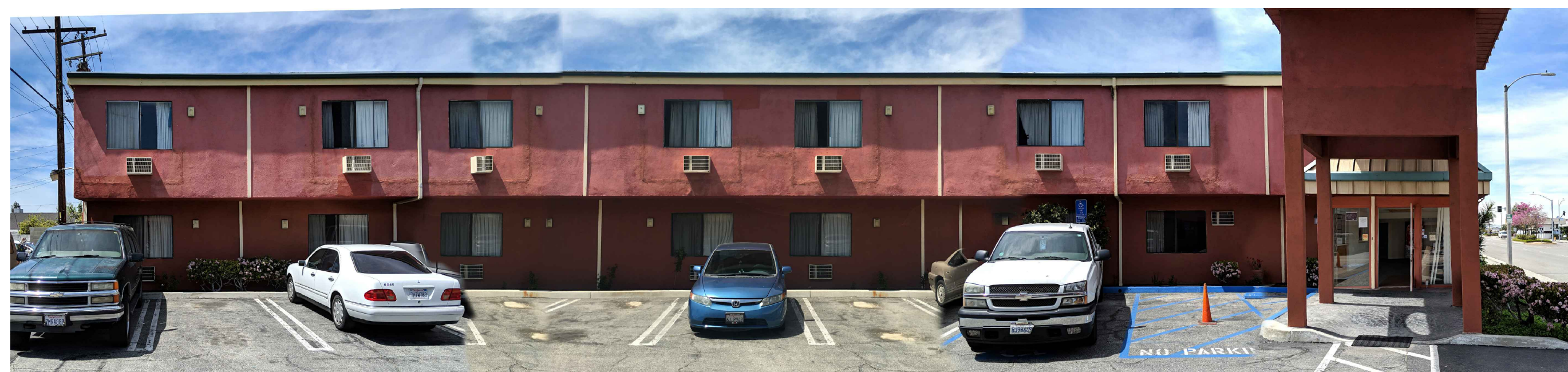
BLDG. A - 1ST AND
2ND FLOOR PLANS



EXISTING ELEVATION



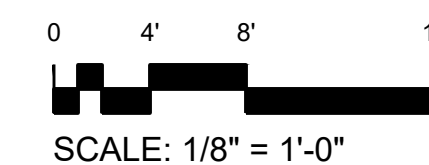
FRONT ELEVATION (COMMONWEALTH AVE.) 2



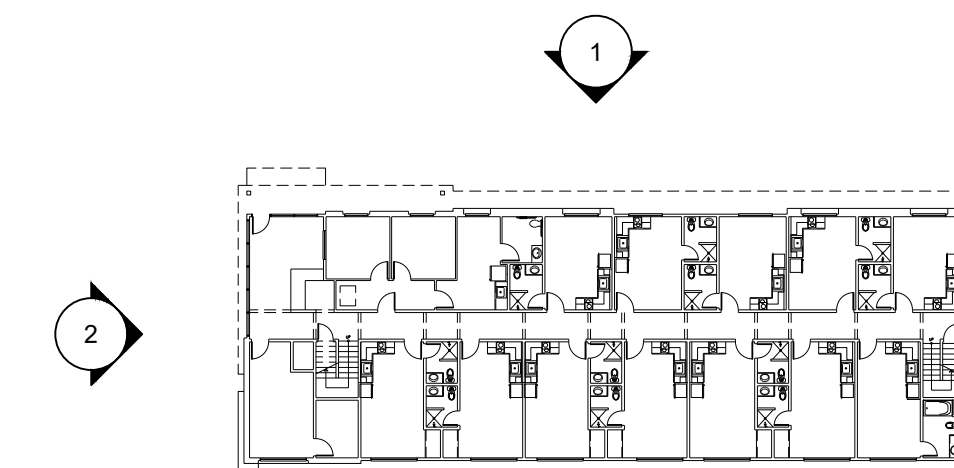
EXISTING ELEVATION



LEFT ELEVATION (EAST) 1



KEY PLAN



MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW
- 4 METAL CLAD AWNING
- 5 STOREFRONT SYSTEM
- 6 FAUX WOOD VENEER
- 7 STONE VENEER
- 8 FOAM TRIM
- 9 EXTERIOR LIGHT FIXTURE

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 23231 South Pointe Dr
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Jamboree

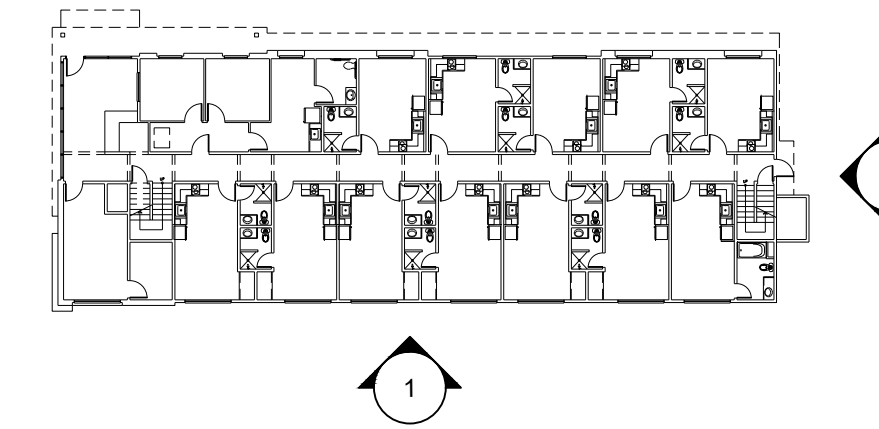
Company: Jamboree Housing Corporation
 Address: 17701 Cowan Ave, Suite 200
 Irvine, CA 92614
 Phone No. (949)263-8676

AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20
BLDG. A - EXTERIOR ELEVATIONS	

KEY PLAN



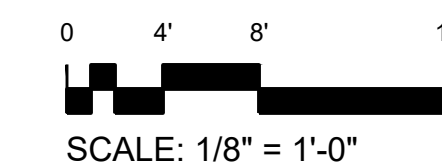
REAR ELEVATION (SOUTH) 2

MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW
- 4 METAL CLAD AWNING
- 5 STOREFRONT SYSTEM
- 6 FAUX WOOD VENEER
- 7 STONE VENEER
- 8 FOAM TRIM
- 9 EXTERIOR LIGHT FIXTURE



RIGHT ELEVATION (WEST) 1



Client



Company: Jamboree Housing Corporation
 Address: 17701 Cowan Ave, Suite 200
 Irvine, CA 92614
 Phone No. (949)263-8676

AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

BLDG. A - EXTERIOR ELEVATIONS

NOTES

ALL UNIT PLANS ARE EXISTING
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949.267.1660

ADC Project No: 190032

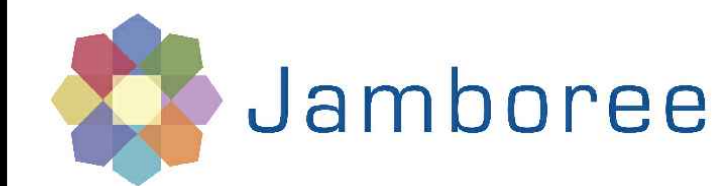
Project Contact: Chris Weimholt

Email: cweimholt@adcollaborative.com

Principal: Chris Weimholt

Project Manager:

Client

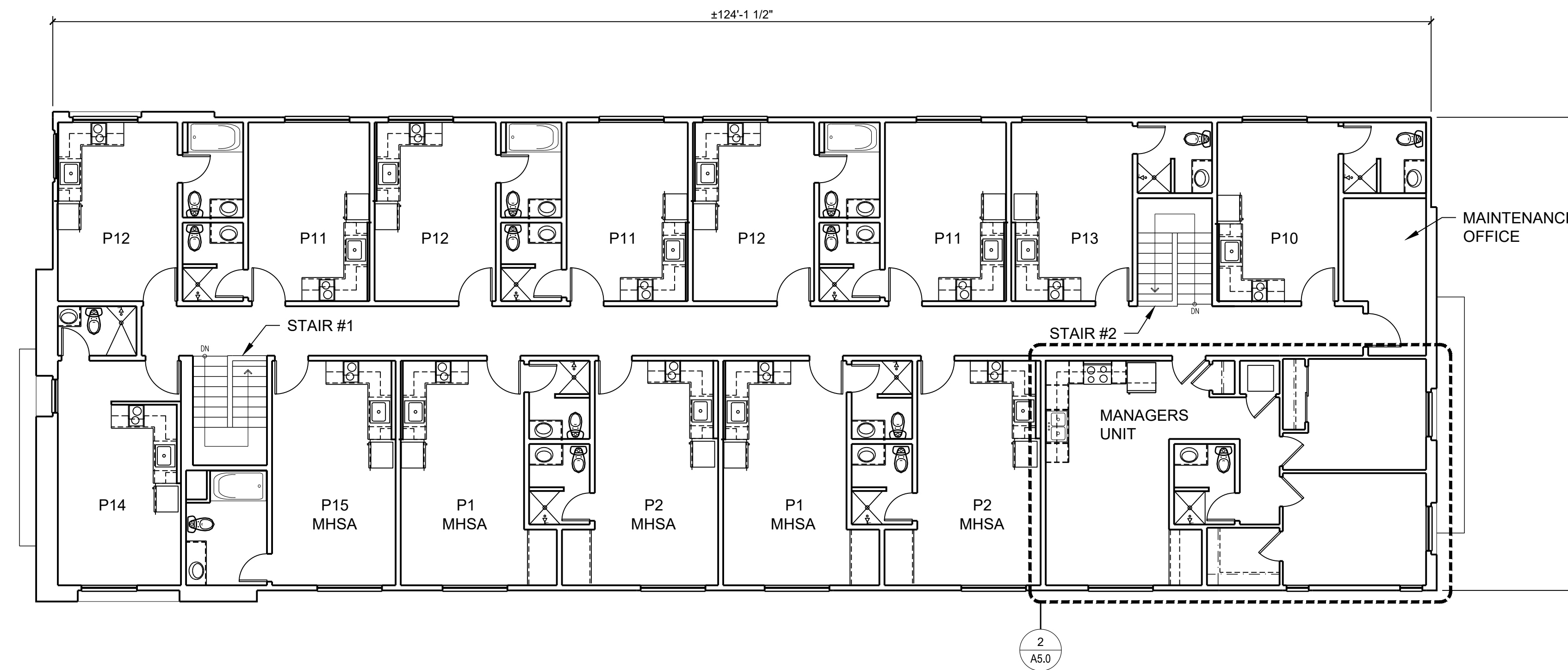


Company: Jamboree Housing Corporation

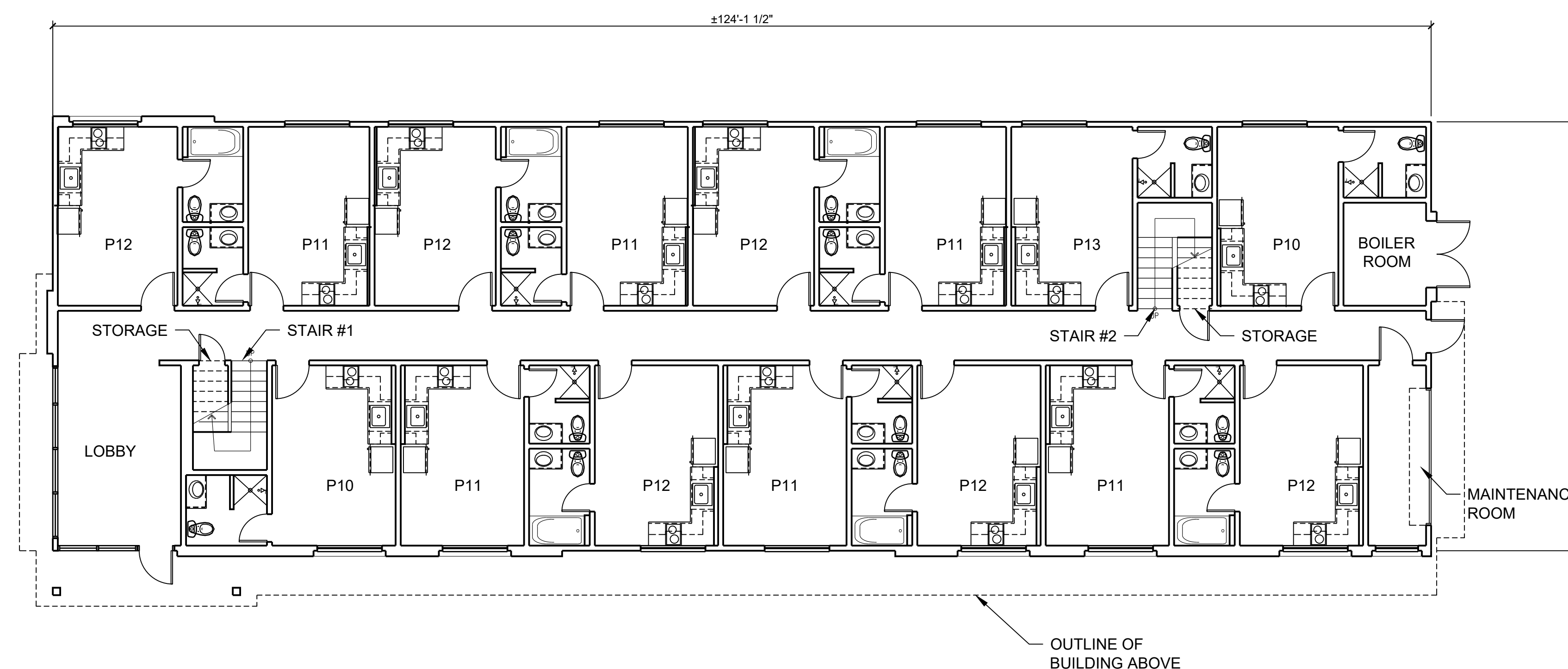
Address: 17701 Cowan Ave, Suite 200

Irvine, CA 92614

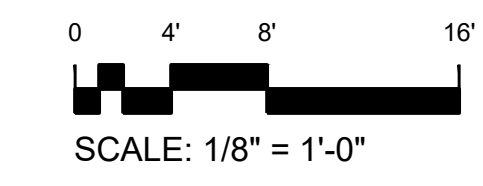
Phone No. (949)263-8676



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1



AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

BLDG. B - 1ST AND
2ND FLOOR PLANS

A3.0



EXISTING ELEVATION



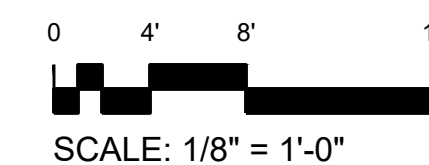
FRONT ELEVATION (COMMONWEALTH AVE.) 2



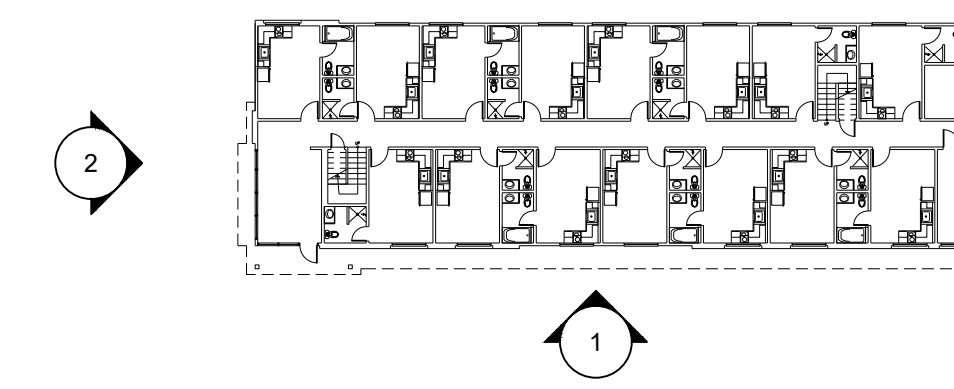
EXISTING ELEVATION



LEFT ELEVATION (WEST) 1



KEY PLAN



MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW
- 4 METAL CLAD AWNING
- 5 STOREFRONT SYSTEM
- 6 FAUX WOOD VENEER
- 7 STONE VENEER
- 8 FOAM TRIM
- 9 EXTERIOR LIGHT FIXTURE

AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

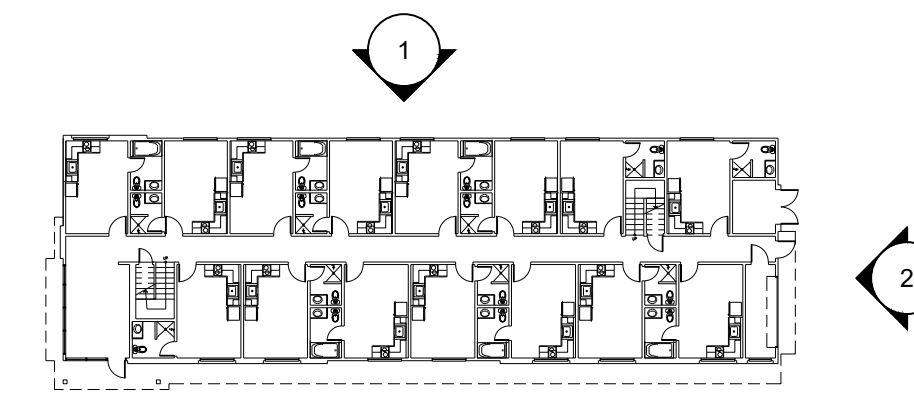
Issue Date

1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

BLDG. B - EXTERIOR ELEVATIONS

KEY PLAN



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 949.267.1660

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 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
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 Address: 17701 Cowan Ave, Suite 200
 Irvine, CA 92614
 Phone No. (949)263-8676

MATERIAL LEGEND:

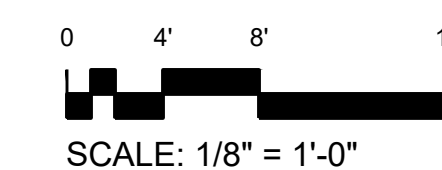
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- 2 PLASTER SCREEDS
- 3 VINYL WINDOW
- 4 METAL CLAD AWNING
- 5 STOREFRONT SYSTEM
- 6 FAUX WOOD VENEER
- 7 STONE VENEER
- 8 FOAM TRIM
- 9 EXTERIOR LIGHT FIXTURE



REAR ELEVATION (SOUTH) 2



RIGHT ELEVATION (EAST) 1



AIRPORT INN APARTMENTS

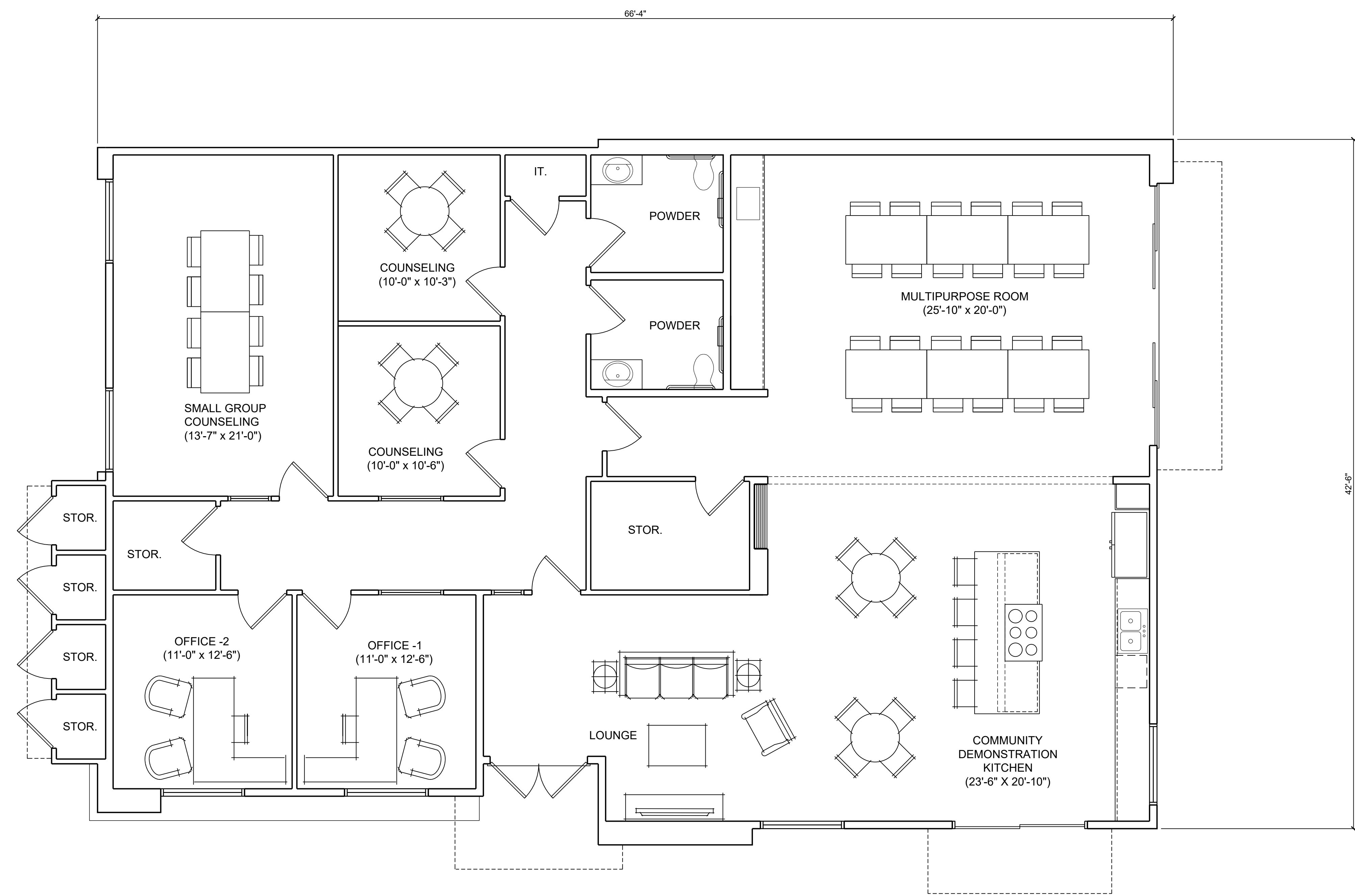
8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

Issue Date

1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

BLDG. B - EXTERIOR ELEVATIONS



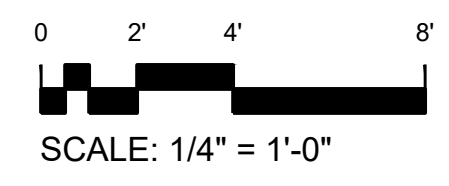
AIRPORT INN APARTMENTS

8180 COMMONWEALTH AVE.
 BUENA PARK, CA 90621

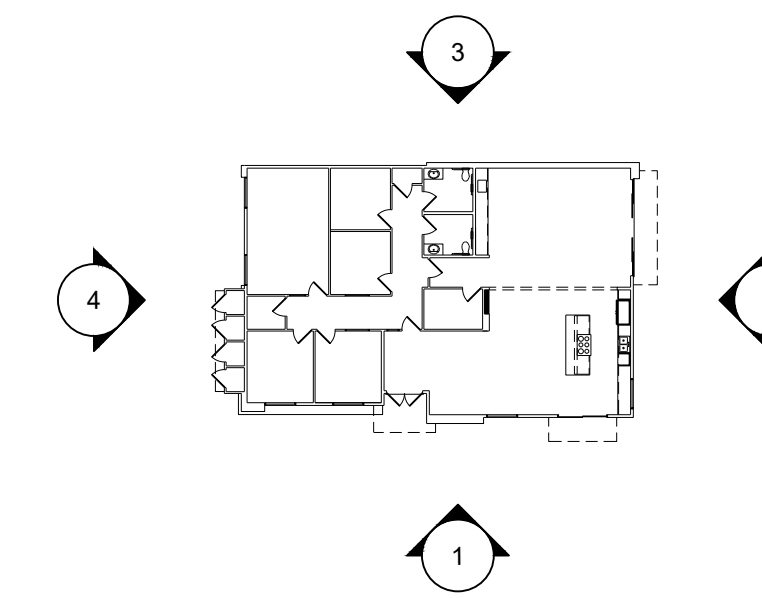
Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

BLDG. C - 1ST
 FLOOR PLAN

1ST FLOOR PLAN 1



KEY PLAN



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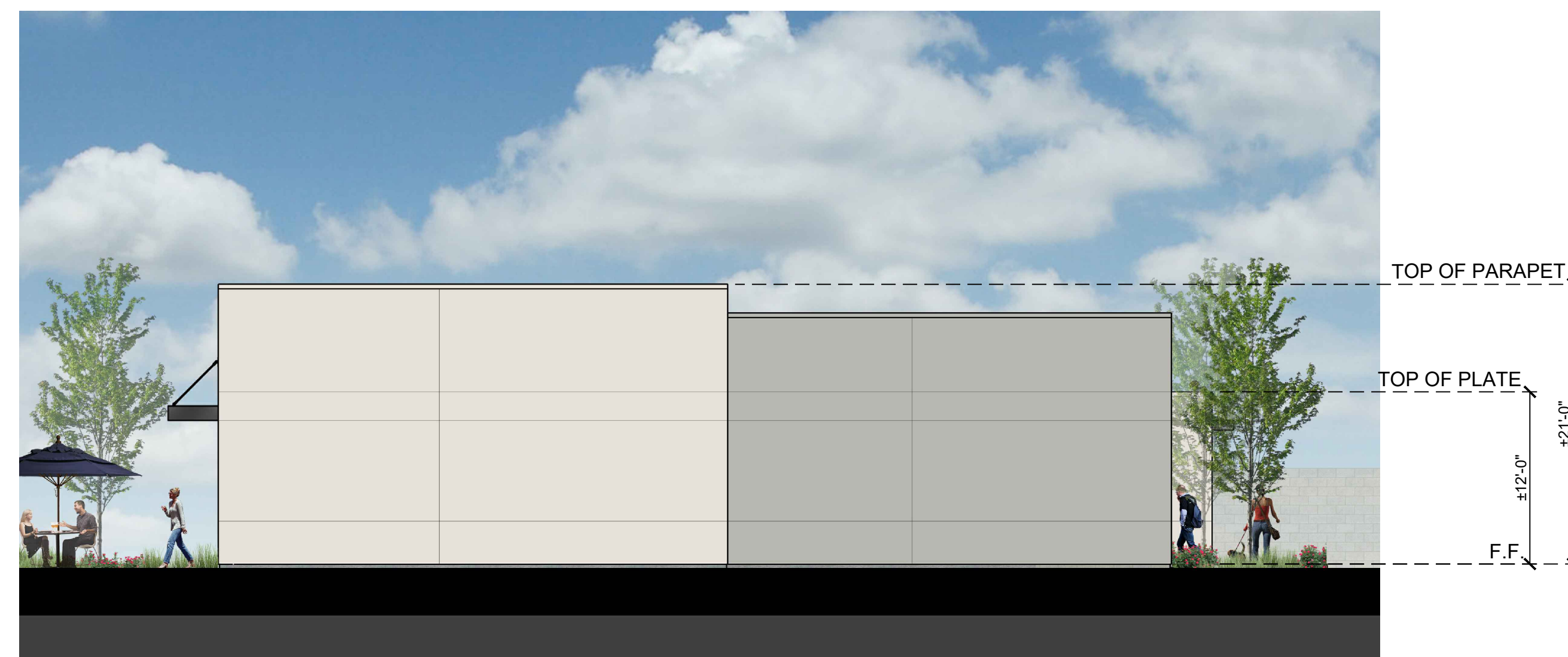
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW
- 4 METAL CLAD AWNING
- 5 STOREFRONT SYSTEM
- 6 FAUX WOOD VENEER
- 7 STONE VENEER
- 8 FOAM TRIM
- 9 EXTERIOR LIGHT FIXTURE



LEFT ELEVATION (NORTH) 4



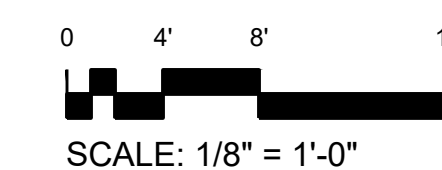
RIGHT ELEVATION (SOUTH) 2



REAR ELEVATION (EAST) 3



FRONT ELEVATION (WEST) 1



ADC Project No: 190032

Project Contact: Chris Weimholt
 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
 Project Manager:

Client



Company: Jamboree Housing Corporation
 Address: 17701 Cowan Ave, Suite 200
 Irvine, CA 92614
 Phone No. (949)263-8676

AIRPORT INN APARTMENTS

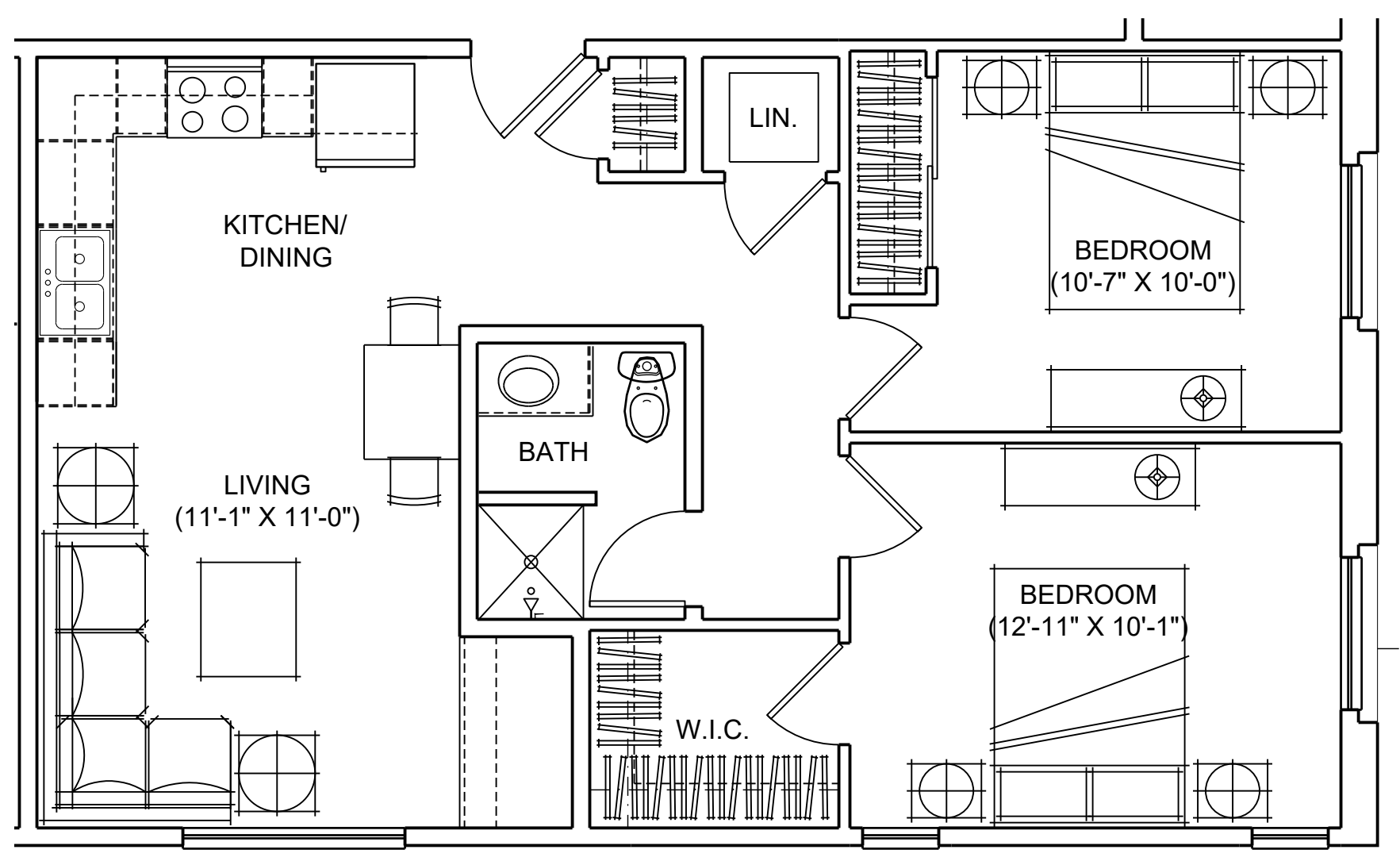
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 BUENA PARK, CA 90621

Issue Date

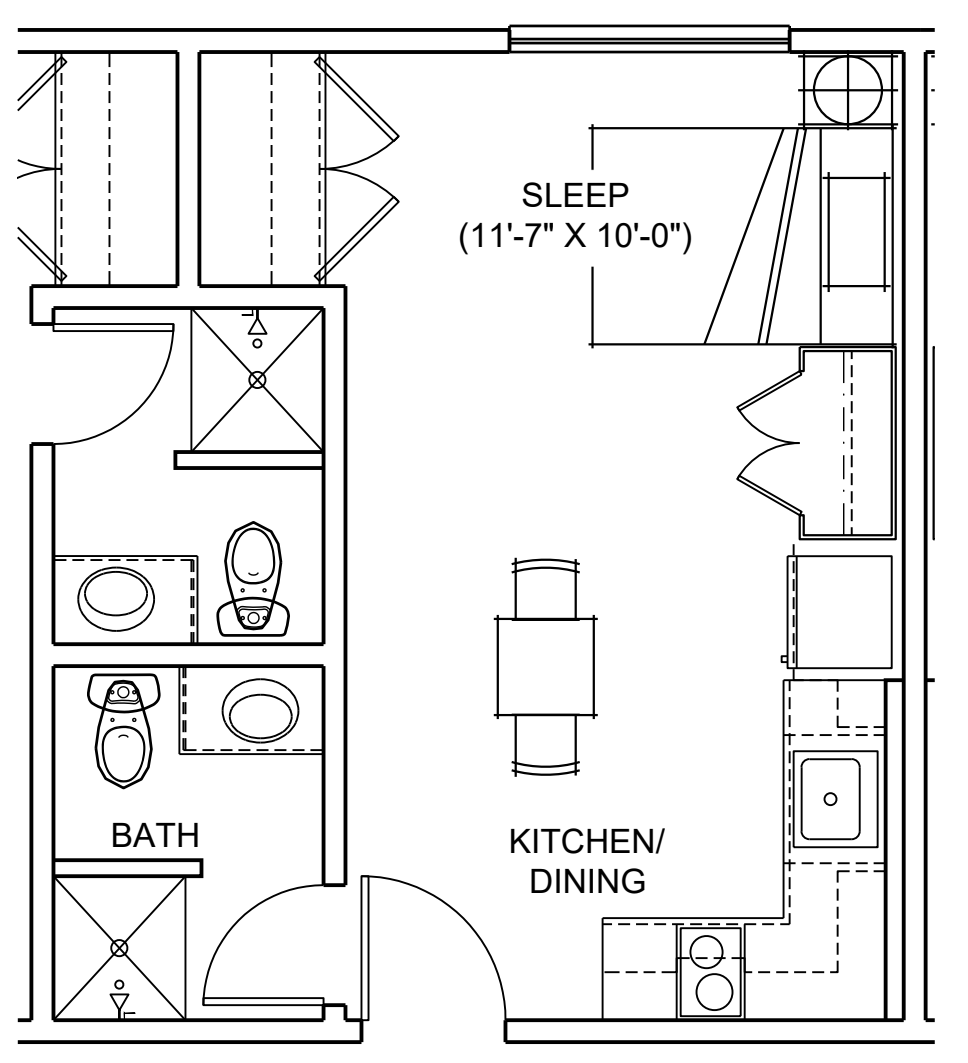
1ST SUBMITTAL 10/07/19

2ND SUBMITTAL 01/10/20

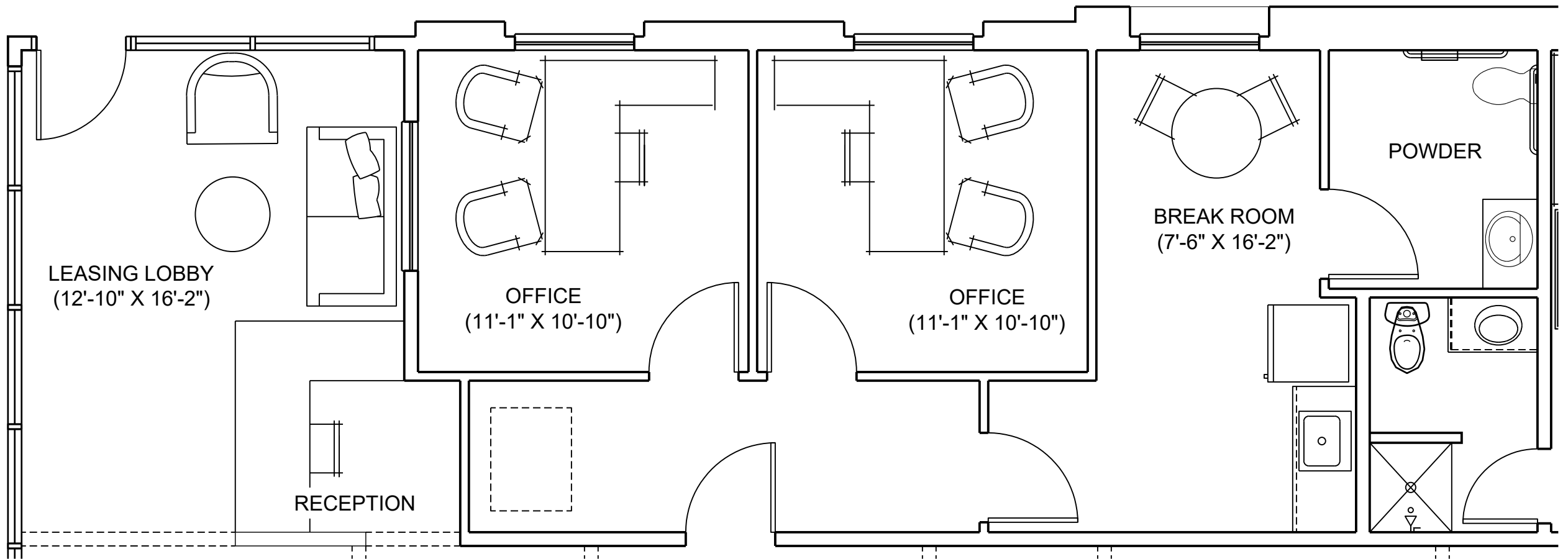
BLDG. C -
 EXTERIOR
 ELEVATIONS



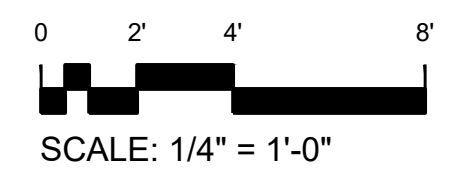
PROPOSED MANAGERS UNIT 2



TYP. EXISTING UNIT PLAN 3



PROPOSED LEASING OFFICE 1



AIRPORT INN APARTMENTS

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 BUENA PARK, CA 90621

Issue Date	
1ST SUBMITTAL	10/07/19
2ND SUBMITTAL	01/10/20

ENLARGED FLOOR PLANS

Attachment 2. Coastal Barrier Resources Map

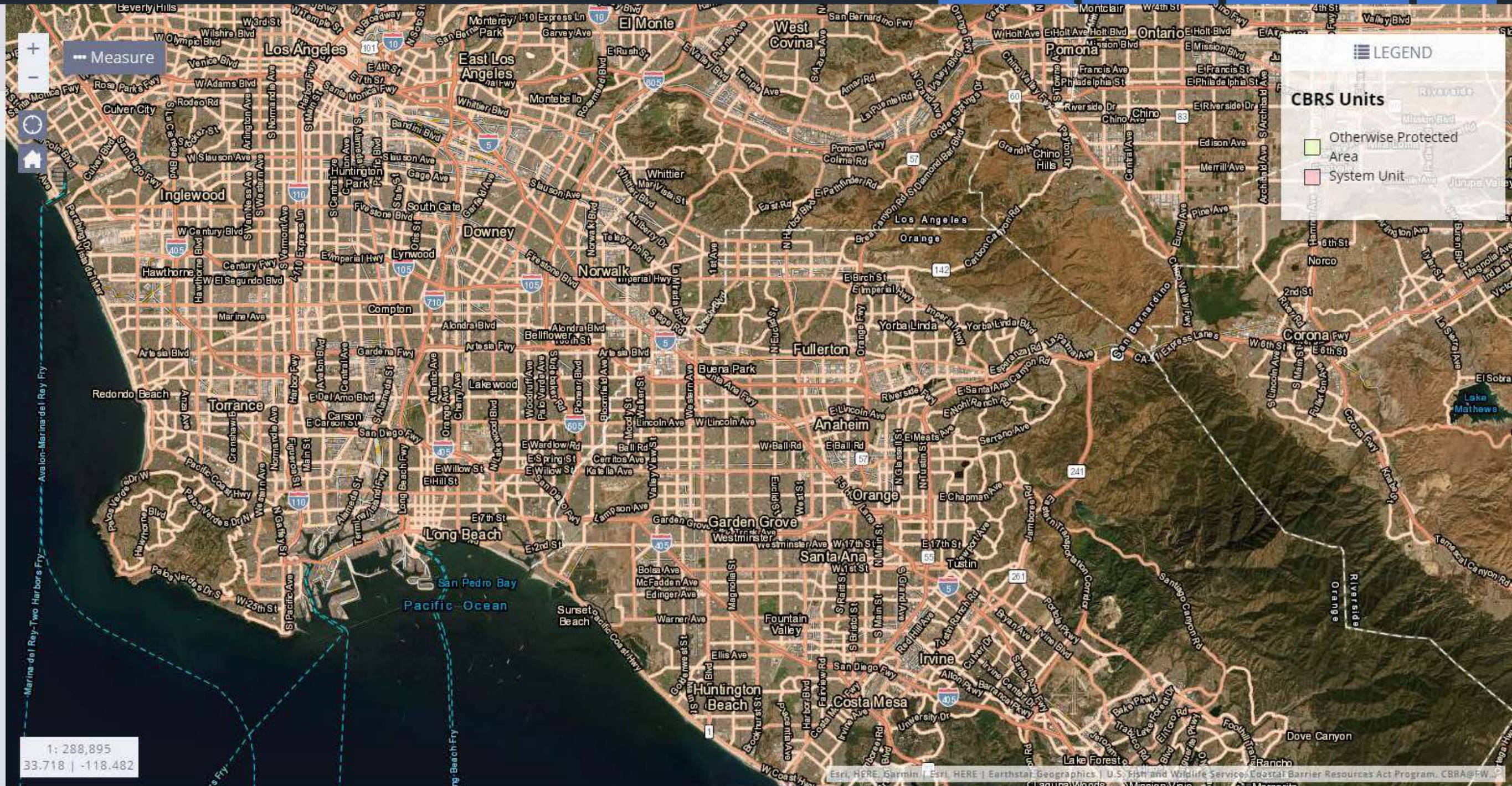


BASEMAPS >

MAP LAYERS >

CBRS Units

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



1: 288,895
33.718 | -118.482

Attachment 3. California Important Farmland Finder



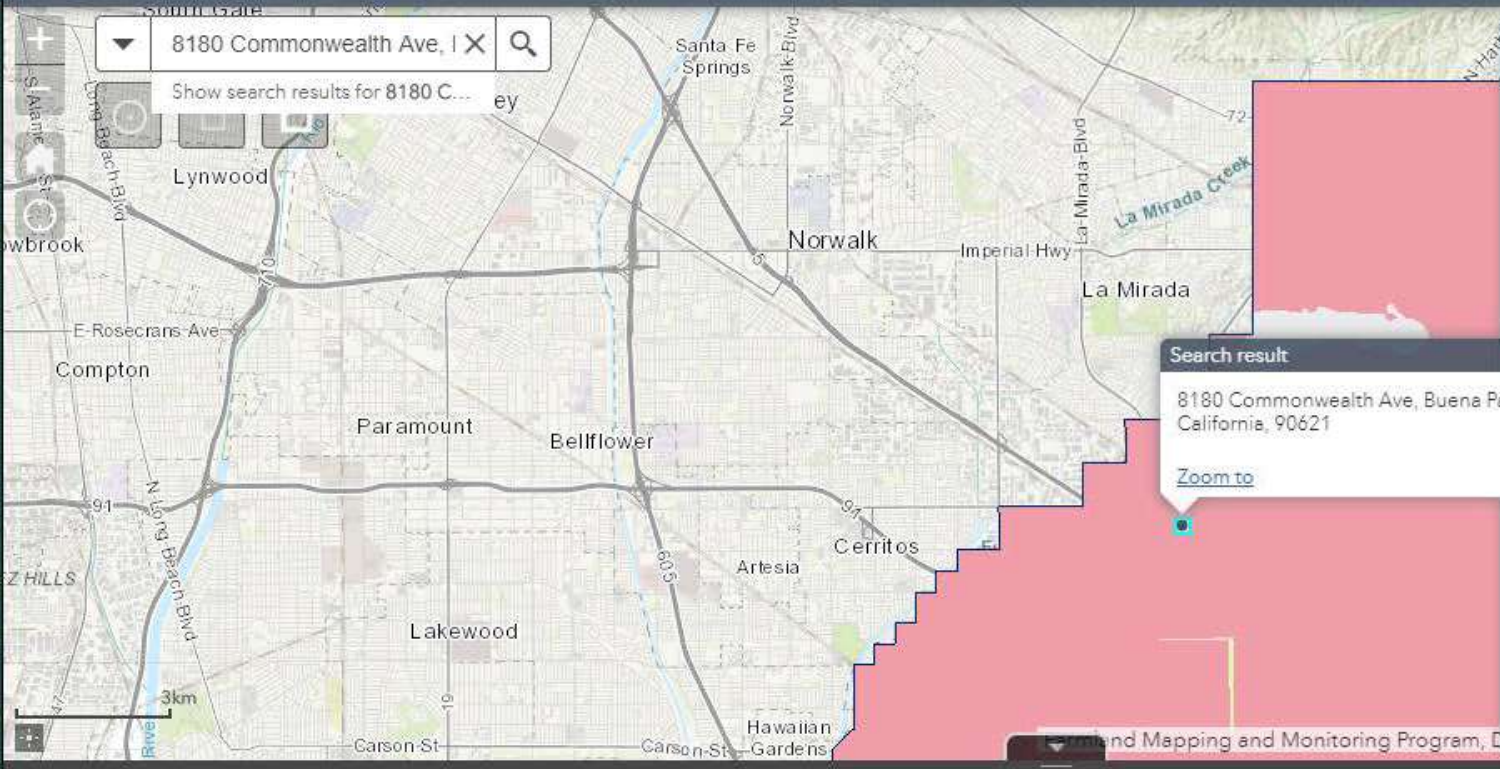
California Important Farmland Finder

Ca. Dept of Conservation



8180 Commonwealth Ave, | X | Q

Show search results for 8180 C... ey



Legend

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Confined Animal Agriculture
- Agricultural or Natural Vegetation
- Degraded or Disturbed Land
- Rural Residential Land
- Semi-agricultural and Rural Commercial Land
- Urban and Built-Up Land
- Water Area
- Irrigated Farmland
- Nonirrigated Farmland

Search result

8180 Commonwealth Ave, Buena Park, California, 90621

[Zoom to](#)

Attachment 4. State Historic Preservation Officer Concurrence Letter



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000 FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

[VIA EMAIL]

April 1, 2020

Refer to HUD_2020_0302_007

Mr. Craig Fee
Community Development Manager
Housing & Community Development
County of Orange
915 8th Street, Suite 123
Marysville, CA 95901

Re: Affordable Multifamily Residential Development Project at 866 Cedar Lane, Linda, CA

Dear Mr. Perkins:

The California State Historic Preservation Officer received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Pursuant to 36 CFR §800.4(d) we do not object to the County of Orange's finding that no historic properties will be affected by the proposed Airport Inn Apartments multifamily affordable housing rehabilitation and development project located at 8180 Commonwealth Avenue in Buena Park. However, the County may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

We appreciate the County of Orange's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov.

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Attachment 5. Native American Heritage Commission Tribal Consultation List

NATIVE AMERICAN HERITAGE COMMISSION

January 13, 2020

Jaclyn Canzone
County of Orange

Via Email to: Jaclyn.canzone@occr.ocgov.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Airport Inn Apartment Project, Orange County

Dear Ms. Canzone:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

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

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn". The signature is written in a cursive, flowing style.

Steven Quinn
Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Orange County
1/13/2020**

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This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Airport Inn Apartment Project, Orange County.

**Native American Heritage Commission
Tribal Consultation List
Orange County
1/13/2020**

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**Native American Heritage Commission
Tribal Consultation List
Orange County
1/13/2020**

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Attachment 6. Sole Source Aquifer Map

