



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

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# **Environmental Assessment**

## **Determinations and Compliance Findings for HUD-assisted Projects**

### **24 CFR Part 58**

#### **Project Information**

**Project Name:** Mountain View

**Responsible Entity:** OC Housing and 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 and Community Development

**Grant Recipient** (if different than Responsible Entity): Same

**Consultant** (if applicable): Chambers Group, Inc.

**Direct Comments to:** Jaclyn Canzone, [jaclyn.canzone@occr.ocgov.com](mailto:jaclyn.canzone@occr.ocgov.com)

**Project Location:**

23591 El Toro Road and 24551 Raymond Way, Lake Forest, California. The Project site is generally L-shaped and comprises a single parcel (APN 617-441-02) totaling 3.76 acres. The parcel is fully developed with two 2-story office buildings, surface parking lots, and landscaped areas. One office building (approximately 28,820 square feet) is situated on the eastern end of the site fronting El Toro Road (23591 El Toro Road).

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

The proposed project, Mountain View, is a 71-unit affordable housing apartment located at the northeast corner of El Toro and Raymond Way in the City of Lake Forest (City). The Project requires approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project will provide affordable units to households earning less than 60 percent of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing. A project Location Map and a project Aerial are provided as Figures 1 and 2.

The Project will require a Tentative Parcel Map to divide the parcel into two: Parcel 1 is the proposed project site and Parcel 2 will consist of the existing office building. Parcel 1 will be approximately 1.965 acres (85,596 square feet (net)) on the western and northern portion of the site fronting Raymond Way and Packer Place. Parcel 2 will be a rectangular parcel on the southeastern half of the site, approximately 1.798 acres (78,306 square feet), fronting El Toro Road. Though subdivided, no barriers between the parcels are proposed, and access through both sites will be reciprocal.

The Project will require approval of a Site Development Permit (SDP) application. The purpose of the SDP would ensure that the Project would conform to the development and design standards of the City.

To develop Parcel 1, the existing 31,573-square-foot office building located at 24551 Raymond Way will be demolished. The then vacant 1.965-acre site would be developed with one 4-story residential building to provide a total of 71 apartment homes with a community center and recreational amenities located at the northern end of the site. Developed at an overall density of 36.13 units per acre, the new building will include 18 one-bedroom units (522 net square feet), 35 two-bedroom units (750 net square feet), and 18 three-bedroom units (1,020 net square feet). In total, the plan for Parcel 1 proposes 54,771 square feet of residential development, 8,610 square feet of outdoor balconies/patio, and 17,801 square feet of community facilities/common areas. The total gross building area is 81,182 square feet.

The residential building will be located on the southwest side of the parcel, adjacent to Raymond Way. The building is three and four stories with varying roof styles and heights, with a maximum height of 51 feet 2 inches. The building design provides articulation with the incorporation of wall plane changes, balconies, material changes, and tower elements. The building architecture features a variety of building materials, including stone, horizontal siding, vertical siding, roof shingles, and metal roofs. The proposed color palette for the building will

consist of earth tone colors. In the center of the site, centrally located from the residential buildings, the development will provide several recreational amenities, including an approximately 2,050-square-foot community center, a small playground for young children (“tot lot”), outdoor fireplace with seating areas, and large activity lawn. A trash enclosure will be provided at a central location and will match the architectural style of the main building.

The residential development proposed on Parcel 1 will provide 70 rental units affordable to households earning less than 60 percent of the Area Median Income (AMI), of which 12 of the units will be set-aside for Permanent Supportive Housing (PSH). A two-bedroom manager’s unit will be included on-site that will not be income-restricted. National CORE will employ staff and provide a range of supportive services on site for the PSH and traditional affordable housing units based on the specific needs of the households selected to live in the community. Typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training.

One vehicular entry point to the site is provided off Packer Place. The entry point to the site is a 24-foot driveway providing direct access to surface parking. Two pedestrian walkways will also be provided: one located at the western edge of the property providing egress to and from Raymond Way and another pedestrian access point next to the driveway allowing pedestrians to enter off Packer Place. The site plan for Parcel 1 proposes 108 uncovered parking spaces on site to accommodate resident parking needs, including five spaces (one van and four standard spaces) that are Americans with Disabilities Act (ADA) accessible. Of the 108 spaces, two will be reserved for electric vehicle charging (one for cars and one that is ADA van accessible). Parcel 1 will also include seven long-term bicycle parking spaces. A monument sign for the residential building is proposed on the property, at the corner of Raymond Way and Packer Place.

Parcel 2 would maintain the two-level, garden-style, multi-tenant 28,827-square-foot office building in its current location. To accommodate employees and visitors on Parcel 2, the parking lot on Parcel 2 will be re-stripped to increase the total number of parking stalls from 113 stalls to 115 stalls (including three ADA accessible stalls). This meets the City’s code requirement of 115 spaces based on the required ratio of 1 space per 250 square feet.

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

The purpose of the Proposed Action is to provide low- and moderate-income housing for people living in Lake Forest who do not have incomes or financial means to qualify for conventional market rate home loans.

The Project outlined in the Proposed Action is needed because the City of Lake Forest General Plan implemented a goal to encourage affordable housing to be developed for low- and moderate-income families within the City. The City of Lake Forest Housing Element 2013-2021 developed a series of goals, policies, and programs to ensure that the City’s housing market is vibrant and responds to the needs of all its constituents. In particular, the Housing Element established Policy 3.2, which states that the City intends to “pursue state and federal funding sources to provide favorable home purchase options to lower- and moderate-income households.” The Mountainview Affordable Housing Community project helps the City to achieve this goal.

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

Located on the northeast corner of El Toro Road and Raymond Way, the Project site is situated in the southwestern quadrant of the City, in Orange County, California, just a few blocks north of Interstate 5. The Project site is generally L-shaped and comprises a single parcel (APN 617-441-02) totaling 3.76 acres. The parcel is currently fully developed with two 2-story office buildings, surface parking lots, and landscaped areas. Existing vegetation consists of a variety of native and non-native trees and shrubs, ornamental plants, and lawn grasses around the office building. Other site improvements such as a driveway, walkways, and residential utility development exists on site. One office building (approximately 28,000 square feet) is situated on the eastern end of the site fronting El Toro Road (23591 El Toro Road). The second office building (approximately 31,000 square feet) is located on the western edge of the site, fronting Raymond Way (24551 Raymond Way).

Access to the site is provided at three points: from El Toro Road, Raymond Way, and Packer Place. The area surrounding the site is fully developed with multi-family residences to the north and east, and various commercial businesses to the south and west. Montessori Children’s School House is just southeast of the Project site, and Olivewood Elementary School is just northwest.

From 2000 to 2012 the population of the City of Lake Forest grew almost 33 percent, which exacerbated the need for affordable, low- to moderate-income housing options and led to many residents overpaying. According to State housing policy, overpaying for housing occurs when housing costs exceed 30 percent of gross household income. The City’s Housing Element reports that between 2005 and 2009, 76 percent of all lower income renter households, 70 percent of all lower income owner households, and 85 percent of extremely low-income renters in Lake Forest were overpaying for housing (City 2013). Increasing housing prices make finding an affordable home for low- to moderate-income families a high-stress experience.

The California Department of Housing and Community Development released its annual progress report on the status of the remaining units required for cities to meet their Regional Housing Needs Allocation (RHNA) numbers. As of June 2019, Lake Forest had a total of 1,393 units needed for affordable housing RHNA remaining (HCD 2019).

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
	2020 Supportive Housing NOFA	\$680,400
	12 Project-Based Vouchers	

**Estimated Total HUD Funded Amount: \$680,400**

**Estimated Total project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$43,212,609**

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

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The closest airport to the Project site is John Wayne Airport, approximately 10 miles northwest. The Project site is not located within 2 miles of a public airport and is not within the John Wayne Airport runway protection and accidental potential zones.  <u>Documentation:</u> Airport Environs Land Use Plan – John Wayne Airport. 2008. Airport Land Use Commission.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project not located in a coastal zone. Additionally, there are no coastal barrier resources on the western coast of the United States.  <u>Documentation:</u> Coastal Barrier Resources System Mapper. United States Fish and Wildlife Service. <a href="https://www.fws.gov/CBRA/Maps/Mapper.html">https://www.fws.gov/CBRA/Maps/Mapper.html</a> . Accessed May 2020.
<b>Flood Insurance</b>	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project site falls in Zone X, area of minimal flood hazard, according to the

<p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>Federal Emergency Management Agency. Flood insurance is not required for properties in this zone. Site development is not expected to have an impact on flooding or effect on-or offsite properties; appropriate drainage features are designed into the Project that comply with overall City-wide storm drain facilities. An increase in any base flood elevation is not expected with the development of this project.</p> <p><u>Documentation:</u></p> <p>National Flood Hazard Layer Viewer. Federal Emergency Management Association. <a href="https://www.fema.gov/national-flood-hazard-layer-nfhl">https://www.fema.gov/national-flood-hazard-layer-nfhl</a>. Accessed May 2020.</p>
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**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Potential air quality impacts were addressed in the Air Quality and Greenhouse Gas Emissions Analysis prepared for the Project site during the original approvals of the Project by the City of Lake Forest (Appendix A). The Project site is located within the South Coast Air Basin (Air Basin), and air quality regulation is administered by the South Coast Air Quality Management District (SCAQMD).</p> <p>The Air Basin has been designated by the federal Environmental Protection Agency (USEPA) as a nonattainment area for Ozone and PM<sub>2.5</sub> (fine particulate pollution). The Air Basin is designated as partial nonattainment for lead and is based on two source-specific monitors that are both near battery recycling facilities. Current monitoring data shows that lead is now below the standards at all monitoring stations; however, it will take three years of meeting the standards before Los Angeles County can request to be redesignated by the EPA.</p> <p>Construction of the Project would create air emissions primarily from equipment exhaust</p>
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and fugitive dust. Emissions resulting from the Project construction will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant.

Operational activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NO<sub>x</sub>), sulfur oxide (SO<sub>x</sub>), respirable particulate matter less than 10 microns in diameter (PM<sub>10</sub>), and fine particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>). The Project-related operational air quality impacts derive primarily from vehicle trips generated by the Project. During operational activity, the Project will not exceed any of the thresholds of significance and, accordingly, will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or State ambient air quality standard.

Implementation of current construction practices that meet the California Green Building Standards, use of heating and cooling equipment that reduce the overall use of energy and the proximity of the Project to local services, as well as public transit (OCTA, El Toro-Raymond Bus Stop), which can reduce the use of cars, will provide help in reducing the development of PM<sub>2.5</sub> emissions. Other than these measures, the Project cannot specifically address further PM<sub>2.5</sub> emission reductions as these are regional air quality issues that must be addressed on a regional, State, and intra-state level.

Based on the technical analyses prepared, the Project is compliant with 40 CFR Parts 6,51, and 93, and does not exceed the applicable NEPA de minimis thresholds, and therefore, does not require mitigation measures.

		<p><u>Documentation:</u></p> <p>Mountain View Affordable Housing Community Air Quality and Greenhouse Gas Emissions Analysis. 2020. Urban Crossroads, Inc. (Appendix A)</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project is not within a designated Coastal Management Zone. The City of Lake Forest has no frontage to the Pacific Ocean.</p> <p><u>Documentation:</u></p> <p>General Plan: Recreation and Resources Element. 2016. City of Lake Forest.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>Potential contamination and toxic substance-related impacts were addressed in the Phase I and Phase II Environmental Site Assessments (ESAs) prepared for the Project (Appendices B and C). The Phase I and Phase II ESAs included site reviews performed by qualified personnel and literature reviews of the State of California Department of Toxic Substances Control (DTSC), the USEPA Resource Conservation and Recovery Act Non-Generator (RCRA-Non Gen), and the RCRA Small Quantity Generator (RCRA-SQG) records.</p> <p>Two potentially toxic and/or hazardous material sites were identified in the vicinity of the Project site. Former dry-cleaning operations at the properties located south and southeast of the Project site (24601 Raymond Way and 23532 El Toro Road) have generated tetrachloroethylene (PCE), potentially contaminating the soil, soil vapor, and groundwater beneath the Project site. The first ESA revealed evidence of hazardous or toxic materials in connection with the 24601 Raymond Way property.</p> <p>The second ESA was performed to evaluate if the release of PCE on the 24601 Raymond Way property impacted the Project site. The second site assessment found that the maximum concentrations of all reported compounds in indoor and outdoor air</p>

samples are significantly less than their respective screening levels for residential land uses associated with the Project. PCE, the compound associated with historic dry-cleaning operations and known to be present on the adjoining property from historic releases, was not detected in any of the soil vapor or ambient air samples collected from the Project site.

The Project is approximately 67 feet northwest of the Montessori Children's School House (and approximately 45 feet from the play area) and is approximately 0.32 mile southeast of Olivewood Elementary School. The Project would involve the use of heavy equipment and other gas- or diesel-powered equipment that would generate emissions associated with internal combustion engines (i.e., diesel and gasoline).

However, the proposed Project consists of the demolition of an existing building built prior to 1970 and asbestos (ACMs), lead (LBP) and Polychlorinated Biphenyls (PCBs) are likely present in the building.

Mitigation Measure Hazards-1 requires that all demolition that could result in the release of ACMs or LBP must be conducted according to South Coast Air Quality Management District Rules 1403 Asbestos Emissions from Demolition Activities.

The Project does have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste adjacent to an existing or proposed school. The use of construction-related hazardous materials would be limited during the construction phase of the Project. Additionally, all potentially hazardous materials will be handled in compliance with local regulations and standards set forth by the City, state, and federal governments. Once operational, uses of chemicals and other materials typically found on residential and commercial properties would remain.

		<p>Mitigation Measures Hazards – 1 would be implemented to address impacts related to demolition and construction related hazardous materials.</p> <p><u>Site Visits:</u> July 5, 2019, and August 5, 2019</p> <p><u>Documentation:</u></p> <p>Phase I Environmental Site Assessment Report 23591 El Toro Road and 24551 Raymond Way, Lake Forest, California. July 5, 2019. Converse Consultants. (Appendix B)</p> <p>Phase II Environmental Site Assessment Report 23591 El Toro Road and 24551 Raymond Way, Lake Forest, California. August 6, 2019. Converse Consultants. (Appendix C)</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Potential project impacts to endangered species were addressed in a biological resources technical memorandum prepared for the Project site. That memorandum (Appendix D) undertook literature and site reviews to determine if any habitat or species listed under the federal Endangered Species Act (ESA) or California ESA were located at the Project site.</p> <p>Investigations of the Project site found that the site has been fully developed for commercial uses, with most of the site developed with ornamental and non-native vegetation.</p> <p>Review of the species habitat requirements and the site conditions at the Project site determined that no habitat suitable for species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act was present at the Project site and that urban development made it extremely unlikely that the species would be present at the site.</p> <p><u>Documentation:</u></p>

		Biological Resources Technical Memorandum. 2019. LSA Associates. (Appendix D)
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	State and federal database searches and review of the subject property failed to locate any explosives or flammable hazards at or adjacent to the Project site. Known gasoline and diesel fueling stations are located southwest of the Project site but do not constitute a hazard to the Project.  <u>Documentation:</u> Phase I Environmental Site Assessment Report, 23591 El Toro Road and 24551 Raymond Way, Lake Forest, California. July 5, 2019. Converse Consultants (Appendix B)
<b>Farmlands Protection</b>  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"/>	The Project site is in a highly urbanized area, and no farmlands or agricultural resources are located within the Project site or in the adjacent areas. According to the California Department of Conservation, the Project site is classified as Urban and Built Land and does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.  <u>Documentation:</u> Important Farmland Finder. California Department of Conservation. <a href="https://maps.conservation.ca.gov/DLRP/CIF/">https://maps.conservation.ca.gov/DLRP/CIF/</a> . Accessed May 2020.
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project site falls in Zone X, area of minimal flood hazard, according to the Federal Emergency Management Agency. Minimal flood hazard zones are not expected to be impacted by flooding. Development at the Project site is not subject to additional evaluations under Executive Order 11988.  <u>Documentation:</u> National Flood Hazard Layer Viewer. Federal Emergency Management Association. <a href="https://www.fema.gov/national-flood-hazard-layer-nfhl">https://www.fema.gov/national-flood-hazard-layer-nfhl</a> . Accessed May 2020.

<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the National Park Service, National Register Database and Research, the proposed building to be demolished is not listed in their National Archives. Furthermore, the building does not have any historic value that would make it eligible for listing and is not over fifty years old.</p> <p>The Department of Parks and Recreation, Office of Historic Preservation responded to the County’s consultation pursuant to Section 106 of the National Historic Preservation Act. The response states that there is no objective to the County’s finding that no historic properties would be affected by the Project.</p> <p>Tribal Consultation Correspondences:</p> <p>The Orange County Housing and Community Development conducted Section 106 consultation for the Project. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of federally funded projects on historic properties. A response was received by the Gabrieleño Band of Mission Indians – Kizh Nation requesting consultation and mitigation and the Department of Parks and Recreation, Office of Historic Preservation. The Office of Historic Preservation confirmed the findings that no historic properties would be affected by the Project. The Gabrieleño Band of Mission Indians – Kizh Nation requested consultation with the Orange County Housing and Community Development with the mitigation requested below.</p> <p><u>Mitigation Measure Tribal Consultation-1 Documentation:</u></p> <p>National Register of Historic Places. National Archives (NARA) 2020.</p>
<p><b>Noise Abatement and Control</b></p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Potential noise-related impacts associated with the Project were addressed in a noise</p>

Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B

impact analysis prepared for the Project site during the original approvals of the Project by the City of Lake Forest. That assessment (Appendix E) conducted noise studies to determine the impacts of noise on the site from the development of the Project.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. Project construction noise levels are considered exempt if activities occur within the hours specified in the City of Lake Forest Municipal Code Section 11.16.060 of 7:00 a.m. to 8:00 p.m. on weekdays, including Saturdays.

Nonetheless, the construction noise analysis shows that at five different noise-sensitive residential receiver locations, noise levels will satisfy an 85 dBA Leq significance threshold during project construction activities.

The Project will generate operational noises from the 'tot lot' playground, community lounge and fireplace, outdoor kitchen with BBQ, trash enclosure, and roof-top air conditioning units. The Project operational noise levels were evaluated against the City of Lake Forest exterior noise level standards at nearby noise-sensitive receiver locations. Noise levels associated with the Project will satisfy the City of Lake Forest 55 dBA Leq daytime and 50 dBA Leq nighttime exterior noise level standards at five different noise-sensitive residential receiver locations.

The Project construction and operation noise impacts would not require mitigation. Based on the technical analyses prepared, the Project is compliant with 24 CFR Part 51 Subpart B, and no exterior noise mitigation measures are required to satisfy the HUD acceptable noise levels.

Documentation:

		Mountain View Affordable Housing Community Noise Impact Analysis. 2020. Urban Crossroads, Inc.(Appendix E)
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Sole Source Aquifers (SSA) are mapped by the U.S. Environmental Protection Agency (USEPA). Evaluation of USEPA’s data shows that no SSAs are in the vicinity of the Project site. The nearest SSA is the Campo/Cottonwood Creek Aquifer SSA (ID#SSA54). This SSA is approximately 80 miles south of the Project.</p> <p><u>Documentation:</u></p> <p>Sole Source Aquifers. U.S. Environmental Protection Agency.  <a href="https://www.epa.gov/dwssa">https://www.epa.gov/dwssa</a>. Accessed May 2020.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Potential project impacts to wetlands were addressed in a biological resources technical memorandum prepared for the Project site during the original approvals of the Project by the City of Lake Forest. That memorandum (Appendix D) identified no drainage features, ponded areas, or riparian habitat potentially subject to jurisdiction by the California Department of Fish and Wildlife (CDFW) or U.S. Army Corps of Engineers (USACE) within the Project site.</p> <p><u>Documentation:</u></p> <p>Biological Resources Technical Memorandum. 2019. LSA Associates. (Appendix D)</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project is not located near any water course or river that is included under the Wild and Scenic Rivers Act and no Section 7 Report is required. The closest designated river is Bautista Creek approximately 50 miles northeast of the Project site.</p> <p><u>Documentation:</u></p> <p>National Wild and Scenic Rivers System.  <a href="https://www.rivers.gov/map.php">https://www.rivers.gov/map.php</a>. Accessed May 2020.</p>

**ENVIRONMENTAL JUSTICE**

<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project will not have any negative impacts on low-income and minority persons. The Project is being developed as a low- and moderate-income housing project with the purpose of providing economically disadvantaged groups access to affordable housing.</p> <p>The Project will not displace or otherwise negatively impact low-income or minority persons. The Project does not require the removal of any housing for its development.</p> <p>This project is seen as an overall benefit to economically disadvantaged groups.</p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the Project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible	2	The Project requires a submittal of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site

<p>Land Use and Zoning / Scale and Urban Design</p>		<p>Development Permit, Affordable Housing Agreement, and Planned Sign This would allow development of residential uses on site.</p> <p>The second office building, located at the southern end of Parcel 2 adjacent to El Toro Road, will remain with no alteration to its existing land use or zoning. The Project will be in conformance with City guidelines with submittal and approval of the required plans and permits.</p> <p><u>Documentation:</u> 2040General Plan EIR. 2019. City of Lake Forest.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>The Project site is in an urbanized area with fully built residential and commercial buildings. The Project will require grading and excavation. A Preliminary Geotechnical Investigation Report, Preliminary Water Quality Management Plan, and Preliminary Hydrological Report were prepared for the Project site (Appendices F G, and H).</p> <p><b>Soil Suitability:</b></p> <p>Soil materials at the Project site consisted of approximately 6 feet of artificial fill over very old alluvial fan deposits. The artificial fill is predominately composed of grayish brown and light brown silty sand. These fill materials typically were observed to be slightly moist and dense to very dense. The very old alluvial fan deposits encountered are composed of reddish-brown clayey sand/sandy clay. A layer of clay and silty sand was observed below a depth of 6 feet. Deeper portions of the very old alluvium fan consist of clayey sand and silty sand with some variable inner layers of clay and silt. The surficial very old alluvial fan materials are typically very dense and hard.</p> <p><b>Slope:</b></p> <p>The Project site is relatively flat with slopes approximately 2-3% to the west. Roughly 20% slope from the buildings down to the street level along Raymond Way and Packer Place. During construction, temporary construction slopes or trench excavations may be cut vertically up to a height of 4 feet.</p> <p><b>Drainage and Erosion:</b></p> <p>Runoff from the site enters the municipal storm drain system through inlets at the northwestern end of</p>

		<p>Bendricon Lane, near the eastern corner of the Raymond Way and Packer Place intersection, and on El Toro Road.</p> <p>Ultimately, runoff flows from the municipal storm drain system to the Canada Cannel, San Diego Creek, Newport Bay, and the Pacific Ocean. The proposed development will maintain existing drainage patterns, which include conveying runoff from the existing parking lot on Parcel 2 through the proposed parking lot on Parcel 1. Off-site runoff will flow overland through the proposed parking lot and into the curb and gutter on Packer Place. It is assumed that the proposed dry well system will only capture on-site flows, and any additional off-site flows will continue overland as they have historically.</p> <p><b>Storm Water Runoff:</b></p> <p>No geotechnical conditions are known at the site that would prevent or complicate stormwater infiltration at the Project site.</p> <p>From a geotechnical point of view, the development of the Project site is considered feasible provided that the geotechnical recommendations are incorporated into the design and construction of the Project. The proposed development would reduce the post-development peak flow of runoff to that of the pre-development rate for the hydrological analysis for all storm events at all outlet locations. Implementation of a Storm Water Pollution Prevention Plan, Erosion Control Plan, and associated best management practices would provide the necessary strategies to mitigate potential pollutants related to runoff, drainage, and soil stability.</p> <p><u>Mitigation Measures:</u> A specific mitigation measure has been included in this project to prevent unforeseen future impacts associated with soil suitability. Refer to Mitigation Measure Geology 1.</p> <p><u>Documentation:</u></p> <p>Preliminary Geotechnical Investigation Report. 2020. Albus-Keefe &amp; Associates, Inc. (Appendix F)</p> <p>Preliminary Water Quality Management Plan (WQMP). 2020. RRM Design Group. (Appendix G)</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p><b>Hazards:</b></p> <p>The Project site would not be affected by natural hazards such as fault zones, bluffs, waterbodies, terrains, or wildfire. The Project site would not be affected by built</p>

hazards because the Project would not involve intersections, rail roads, cargo transports, transmission lines, and other industrial operations. No hazards are present within the Project site, and no hazards would be constructed as part of the Project. As construction of the Project commences, adequate signs and fencing would be installed throughout the Project site and along the entrances for public safety.

**Nuisance:**

Nuisances would be present due to construction activities such as the presence of construction equipment. Potential odor sources may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction; and emissions would be temporary, short-term, and intermittent in nature, ceasing upon completion. Operational uses, such as project-generated refuse would be covered in containers and removed at regular intervals in compliance with the City's solid waste regulations. The Project would comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

**Noise:**

See full discussion in the previous section "Noise Abatement and Control." Potential noise-related impacts associated with the Project were addressed in a noise impact analysis. Project construction noise levels are considered exempt if activities occur within the hours specified in the City of Lake Forest Municipal Code Section 11.16.060 of 7:00 a.m. to 8:00 p.m. on weekdays, including Saturdays. Nonetheless, the construction noise analysis shows that at five different noise-sensitive residential receiver locations, noise levels will satisfy an 85 dBA Leq significance threshold during project construction activities.

The Project operational noise levels were evaluated against the City of Lake Forest exterior noise level standards at nearby noise-sensitive receiver locations. Noise levels associated with the Project will satisfy the City of Lake Forest 55 dBA Leq daytime and 50 dBA

		<p>Leq nighttime exterior noise level standards at five different noise-sensitive residential receiver locations.</p> <p>The Project construction and operation noise impacts would not require mitigation. Based on the technical analyses prepared, the Project is compliant with 24 CFR Part 51 Subpart B, and no exterior noise mitigation measures are required to satisfy the HUD acceptable noise levels. As such, the Project is under NEPA standards for noise.</p> <p>Construction and operations would not create new sources of noise that would not be consistent with the City's requirements.</p> <p><u>Documentation:</u> Mountain View Affordable Housing Community Noise Impact Analysis. 2020. Urban Crossroads, Inc. (Appendix E)</p>
Energy Consumption	2	<p>Construction would require the use of electricity for various activities such as conveyance of water, lighting, electronic equipment, and other construction activities requiring electrical power. The need and use electricity during construction would be temporary during construction.</p> <p>Since the Project site includes existing office buildings, it is anticipated that nominal improvements would be required for connecting the new residential building. The development of the residential component would include energy efficiency measures to be incorporated during design and construction. The Project development would comply with the California Building Code and Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Project would implement, where feasible, HUD energy efficiency strategies.</p> <p><u>Documentation:</u> 2020. California Green Building Standards Code - Building Energy Efficiency Standards, CCR, Title 24, Parts 6 and 11. HUD Exchange. Energy and Water Efficiency Resources.</p>

Environmental Assessment Factor	Impact	
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	Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	The Project would provide affordable housing to the area. The availability of affordable housing would provide its eligible residents closer access to public facilities and commercial businesses which could provide employment opportunities. The Project construction activities may provide temporary short-term employment for construction workers in the City.
Demographic Character Changes, Displacement	2	<p>The Project will develop low- and moderate-income housing to meet the needs of the City of Lake Forest. Currently, the City has a shortage of housing, including available low- and moderate income housing. This project will assist the City to meet its RHNA requirements for affordable housing.</p> <p>The Project requires a submittal of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement and Planned Sign Program. This would allow residential development at the northern Parcel 1 property at the corner of Raymond Way and Packer Place. ) Following the submittal and approval of the necessary plans and permits, the Project would be in conformance with the City's zoning and land use requirements.</p> <p>The Project site contains two office buildings, therefore, no displacement of persons will be associated with the Project. In choosing an architectural style for the Project, the character and scale of the surrounding neighborhood has been taken into consideration to ensure that the Project design and massing blend in with the existing surrounding uses.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><b>Educational:</b></p> <p>The Project will not have an impact on education facilities. Various public schools are located in the City of</p>

	<p>Lake Forest and in close proximity to the Project site, as are other charter and private schools.</p> <p>A Residential Development School Fee Justification Study was prepared for Saddleback Valley Unified School District (School District) in March 2020. Student generation factors were listed for multi-family attached units (the number of students per housing unit). These factors were adjusted based on incomplete and incorrect address information, school level, and land uses. The generation factors for elementary schools were 0.2150, intermediate school at 0.0634, and high school at 0.1127. At 71 units, the Project could result in roughly 15 elementary school students, 4.5 middle school students, and approximately 8 high school students. The Projected students from future units for the City are 2,678, with a total 842 surplus seats available to accommodate projected student enrollment. It is estimated that the school district would have an estimated 1,836 surplus of projected students within the City. The current capacities and enrollment is provided in the study. As of March 2020, there is a shortage of 19 seats for the elementary schools, a surplus of 351 seats for middle schools, and a surplus of 587 seats for high schools (SVUSD 2020). The nearest elementary, middle, and high schools to the Project are Olivewood Elementary, Serrano Intermediate School, and El Toro High School. Serrano Intermediate School and El Toro High School have a surplus of seats and have capacity to accommodate additional students. Olivewood Elementary, according to the study, has a shortage of 11 seats. The shortage of 11 seats at Olivewood Elementary would not require construction of a new school. The District would have to consider its enrollment and facility space to determine whether it could add 11 more seats within the school or whether it would need to reallocate students elsewhere in the District. Finally, the applicant would be required to pay school impact fees at current fee rates. The Project disturbance area would be located adjacent to the outdoor play area of the Montessori Children’s School House. The Project would implement MM HAZ-1 to address and minimize impacts regarding hazardous materials.</p> <p><b>Cultural:</b></p> <p>Numerous cultural facilities are in the City of Lake Forest and Orange County, and the City has identified “cultural opportunities and facilities” as part of the City’s General</p>
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		<p>Plan, Recreation and Resources Element.” The Project will not impact any of these existing and planned opportunities for cultural activities and facilities. Families who live in the new housing will benefit from these existing cultural activities.</p> <p><u>Documentation:</u></p> <p>2040. General Plan. City of Lake Forest.</p> <p>2020. Residential Development School Fee Justification Study. Saddleback Valley Unified School District.</p>
Commercial Facilities	1	<p>The Project is in proximity to existing commercial facilities; and the General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, Planning Sign Program associated with the Project would allow for the development of residential buildings on site. The submittal and approval of the plans and permits would result in the Project complying with the City’s zoning and land use requirements. The Project’s mixed uses would provide the residents closer access to various commercial businesses for services or employment.</p> <p><u>Documentation:</u></p> <p>2040 General Plan: Land Use and Design Element. 2019. City of Lake Forest.</p>
Health Care and Social Services	2	<p>Health care services are provided by a variety of private profit and not-for-profit entities in the City and surrounding communities within Orange County. The Project site is located approximately 500 feet southwest of El Toro Medical Clinic and approximately 1 mile northeast of Saddleback Medical Center. Social services are provided by both State, County, and local non-profit agencies. These services, if required by the residents of the Project, are available within the City and Orange County. The development of the Project is not expected to impact the access to health care facilities or the ability to serve the population of the Project.</p>
Solid Waste Disposal / Recycling	2	<p>Solid waste in the City is typically transported to the Frank Bowerman Landfill (Landfill) located at 1002 Bee Canyon Access Road in the City of Irvine, approximately 10 miles north of the Project site. The Landfill’s maximum permitted daily refuse is 11,500 tons (23,000,000 pounds) per day, and the Landfill has enough projected capacity to service residents and businesses until 2053. Additional solid waste facilities are located within</p>

		<p>Orange County, but these facilities receive a relatively minimal amount of solid waste from the City.</p> <p>While the development of new housing will have a corresponding incremental increase in construction waste and in residential solid waste generation, the generation of the waste can be accommodated by the existing landfills.</p> <p>Additionally, waste diversion and recycling programs are in place in the City to reduce the solid waste stream to landfills as listed in the City’s Municipal Code Section 16.12.010, and the City’s Recreation and Resources element of the General Plan.</p> <p><u>Documentation:</u>  2040 General Plan EIR2019. City of Lake Forest.  City of Lake Forest Municipal Code</p>
Waste Water / Sanitary Sewers	2	<p>The City’s sewer services are provided by three utility districts, Irvine Ranch Water District (IRWD), El Toro Water District (ETWD), and Trabuco Canyon Water District (TCWD).</p> <p>As the City continues to develop, the need for water and wastewater services will increase. These needs have been addressed in the IRWD, ETWD, and TCWD master plans and will require that each district, in coordination with the City, continue to implement phased improvements to pump stations, sewer mains, and the various wastewater treatment plants when triggered by growth.</p> <p>ETWD prepared an Urban Water Management Plan (UWMP) that provides the Department of Water Resources a detailed summary of present and future water resources and demands. Approximately 59 percent of the District’s water demand is residential, institutional, government, industrial, and dedicated landscaping areas. The District’s potable water demand is 8,649 acre-feet (AF) per year. The Projected potable water demand in 2020 for a multi-family dwelling is 2,290 AF; and in 2040, the Project demand is 2,504 AF (ETWD 2016). An acre-foot is approximately 325,851 gallons.</p> <p>According to the U.S. Department of Housing and Urban Development (HUD) report on Water Conservation – Overview of Retrofit Strategies, while varying factors are used to estimate the water consumption of multi-family buildings, a typical water use in apartment units is</p>

		<p>approximately 55.7 gallons per capita per day (gpcd) or per person without any conservation to water consumption. With conservation measures, the typical water use is approximately 33.3 gpcd. The estimated volume of water for outdoor uses would vary depending on the property and amenities being offered. Typical usage averages approximately 14 to 18 percent of total water use (HUD 2002).</p> <p>The UWMP Act required retail water supplies to include projects for single and multi-family residential housing for lower income and affordable households. This would assist in complying with Government Code Section 65589.7 that grants priority for providing water service to lower income households. The Projected multi-family residential demand for low income households is anticipated to be 1,014 AF in 2020, with an approximate 50- to 100-AF increase every five years (ETWD 2016).</p> <p>The Project is located within the service area of ETWD. Therefore, existing and planned facilities are in-place to meet the anticipated growth of the City and the needs for sewer systems and wastewater-related infrastructure. The Project will connect to existing sewer services and will not require new facilities to be developed to provide this service to the Project site.</p> <p><u>Documentation:</u></p> <p>2020. History of El Toro Water District. ETWD</p> <p>2016. Urban Water Management Plan. ETWD.</p> <p>2020. Overview of Retrofit Strategies. U.S. Department of Housing and Development.</p>
Water Supply	2	<p>As mentioned above in the Waste Water / Sanitary Sewers section, the Project is located within the service area of ETWD. Existing water supplies are sufficient to provide drinking water to the Project. No new water supplies or facilities are required beyond normal connections between these services and the Project.</p> <p><u>Documentation:</u></p> <p>2020. History of El Toro Water District. ETWD</p> <p>2016. Urban Water Management Plan. ETWD.</p> <p>2020. Overview of Retrofit Strategies. U.S. Department of Housing and Development.</p>

<p>Public Safety - Police, Fire, and Emergency Medical</p>	<p>2</p>	<p><b>Police:</b></p> <p>Law enforcement/police services are provided to the Project site and will continue to be provided by the Orange County Sheriff's Department. The physical location for Police Services in the City is at 100 Civic Center Drive in Lake Forest, approximately 3 miles east from the Project. The nearest OCSD Sheriff's Department is located at 20202 Windrow Drive in Lake Forest, approximately 4 miles northeast from the Project. The OCSD currently includes one lieutenant, five sergeants, three investigators, 38 deputies, an investigative assistant, five community services officers, and a crime prevention specialist (OCSD 2020). The Project would result in a marginal increase in demand for police protection services compared to existing conditions, OCSD would be able to meet the increased demand that would be associated with the increase in population.</p> <p><b>Fire:</b></p> <p>The Orange County Fire Authority (OCFA) provides fire protection, suppression, inspection, paramedic and emergency medical services, and hazardous materials response in the City and will continue to serve the Project site. The nearest station to the Project is OCFA Station 19, located at 23022 El Toro Road, approximately 0.7 mile east.</p> <p><b>Emergency Medical:</b></p> <p>Emergency medical services are provided by OCFA, as well as Saddleback Medical Center and private medical clinics and ambulances in the City. Saddleback Medical Center is approximately 1 mile southwest of the Project site.</p> <p>Development of the Project will not alter the medical center facilities. The additional population would not affect the service capacity.</p> <p><u>Documentation:</u></p> <p>2040 General Plan: Public Safety Element. 2019. City of Lake Forest.</p>
<p>Parks, Open Space, and Recreation</p>	<p>2</p>	<p>The Project could introduce additional populations to the Project site that could increase the use of nearby parks. this assumes that the new residents would not be existing City residents utilizing parks in the area. It is likely that only a small percentage of the new residents would access</p>

		the public parks, since recreational amenities are already provided with the new residential building. The Project would not require new parks or expansion of existing parks.
Transportation and Accessibility	1	<p>The Project would include changes in the City’s right-of-way (ROW) outside of the site. These include replacement of the existing sidewalks along Packer Plan and Raymond Way, removal of one tree in the parkway along Raymond Way for fire access, and the addition of a new parkway at the closed driveway.</p> <p>The Project would not involve modifying El Toro Road.</p> <p>A Transportation Assessment was prepared during the original approvals of the Project by the City of Lake Forest (Appendix I). The assessment documents the vehicle trip generation resulting from the Project. The results of the assessment indicate that the Project would generate fewer trips as compared to its existing use as an office building.</p> <p><u>Documentation:</u></p> <p>Transportation Assessment. 2020. Fehr and Peers (Appendix I)</p> <p>2040 General Plan. City of Lake Forest.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p>No unique natural features or water resources would be affected by the Project.</p> <p><u>Documentation:</u></p> <p>Biological Resources Technical Memorandum. 2019. LSA Associates. (Appendix D)</p>
Vegetation, Wildlife	3	<p>The Biological Resources Technical Memorandum (Appendix D) undertook literature and site reviews to determine if any special botanic species, vegetation communities, or wildlife species were located at the Project site.</p> <p>Investigations of the Project site found that the site has been fully developed for commercial uses, with most of</p>

		<p>the site developed with ornamental and non-native vegetation.</p> <p>The memorandum states that the site does contain suitable habitat for nesting birds. During the bird breeding season (typically February 1 through August 31), large trees on or adjacent to the Project site may be used by hawks, ravens, or other large birds for nesting. Smaller trees, shrubs, and other vegetation may provide nest sites for smaller birds. Nesting bird species with potential to occur are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800 and by the Migratory Bird Treaty Act (MBTA) (16 United States Code 703–711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey. To prevent any impacts to protected nesting birds, the Project will implement the mitigation below.</p> <p><u>Mitigation Measure:</u></p> <p>A standard project mitigation measure has been included in this project to protect potential nesting birds on site. Refer to Mitigation Measure Biology 1.</p> <p><u>Documentation:</u></p> <p>Biological Resources Technical Memorandum. 2019. LSA Associates. (Appendix D)</p>
Other Factors	2	No “other factors” of unique natural features are considered for this project.

**Additional Studies Performed:**

The following additional studies or investigations were performed for this project and are attached in the appendices:

Appendix A - Mountain View Affordable Housing Community Air Quality and Greenhouse Gas Emissions Analysis. 2020. Urban Crossroads, Inc.

Appendix B - Phase I Environmental Site Assessment Report 23591 El Toro Road and 24551 Raymond Way Lake Forest, California. 2019. Converse Consultants.

Appendix C - Phase II Environmental Site Assessment Report 23591 El Toro Road and 24551 Raymond Way Lake Forest, California. 2019. Converse Consultants.

Appendix D - Biological Resources Technical Memorandum. 2019. LSA Associates.

Appendix E - Mountain View Affordable Housing Community Noise Impact Analysis. 2020. Urban Crossroads, Inc.

Appendix F - Preliminary Geotechnical Investigation Report. 2020. Albus-Keefe & Associates, Inc.

Appendix G - Preliminary Water Quality Management Plan (WQMP). 2020. RRM Design Group.

Appendix H – Preliminary Hydrological Report. 2020. RRM Design.

Appendix I – Transportation Assessment. 2020. Fehr and Peers.

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

June 24, 2019 – Converse Consultants

October 2, 2019 – Albus-Keefe & Associates, Inc.

December 16, 2019 – Urban Crossroads, Inc.

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

Each individual report (listed in Additional Studies Performed) has a list of sources, references and persons/agencies consulted, as appropriate for that report. In addition, the following sources were consulted in the development of this EA.

**Sources**

Airport Land Use Commission. 2008. Airport Environs Land Use Plan – John Wayne Airport.

Albus-Keefe & Associates, Inc. 2020. Preliminary Geotechnical Investigation Report for the Mountain View Affordable Housing Community Project.

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U.S. Department of Housing and Urban Development (HUD). 2016. Urban Water Management Plan. <https://etwd.com/wp-content/uploads/2014/12/FINAL-El-Toro-WD-UWMP-May-2016.pdf>.

Saddleback Valley Unified School District. 2020. Residential and Commercial/Industrial Development School Fee Justification Study. [https://www.svusd.org/uploaded/SVUSD\\_Department\\_Files/MOC/Documents/2019-20/Residential\\_and\\_Commercial-Industrial\\_Development\\_School\\_Fee\\_Justification\\_Study.pdf](https://www.svusd.org/uploaded/SVUSD_Department_Files/MOC/Documents/2019-20/Residential_and_Commercial-Industrial_Development_School_Fee_Justification_Study.pdf)

## **Consultations**

Department of Parks and Recreation – Office of Historic Preservation

Gabrieleño Band of Mission Indians – Kizh Nation

**List of Permits Obtained:**

No permits are required for the development of the NEPA documentation, and no permits have been obtained for the Project as of the date of the development of this EA. Subsequent permits will be required from the City of Lake Forest for development of the Project and its components as listed: Affordable Housing Agreement, General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit and Planned Sign Program.

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

The Project will perform public outreach through the City of Lake Forest during the final approval stage of the Project in compliance with state and local regulations. Additional public outreach meeting the requirements of the Department of Housing and Urban Development (HUD) will be conducted during the public notice of the Project and the Finding of No Significant Impact.

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

This project is a single and discrete project, not linked with other ongoing or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, no cumulative impacts from associated or future projects are related to this site. Additionally, the City of Lake Forest has evaluated cumulative development impacts as part of the preparation of the City's General Plan and have accounted for incremental cumulative impacts related to development at this and adjacent sites within the City. As a result of those evaluations, the City has outlined a Housing Action Plan in the Housing Element of the General Plan to set forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2013-2021 planning period. Compliance with the City's goals, policies, and programs will be required for approval and completion of the Project.

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

No alternatives beyond the No Action Alternative were considered during evaluation of the Proposed Action.

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

The No Action Alternative would not construct any residential development on the site and would keep the property as an office complex for the foreseeable future. Under this alternative, no affordable housing would be developed; and the City would continue to require affordable housing developments to meet the RHNA requirements. The selection of the No Action Alternative would not meet the stated Purpose and Need, which is to provide affordable housing for low- and moderate-income families.

**Summary of Findings and Conclusions:**

The Mountain View Project is a new affordable housing development that provides families access to an apartment home, a community center, and recreational amenities. The Project site has existing City of Lake Forest services on site, including water, sewer, police, fire services, and

power; existing transportation infrastructure; and existing public transportation services. The Project requires approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, and Site Development Permit to allow for mixed uses within the site.

The Project is intended to provide housing primarily to existing residents of Lake Forest that meet the low income/affordable housing requirements. The Project would comply with Policy 1.8 of the General Plan Housing Element, which is to encourage residential developments to incorporate a minimum of 15 percent affordable units, including units affordable to extremely low-income households.

Environmental analysis has been completed for air quality and greenhouse gases, biological resources, geotechnical investigation, hydrology, noise, and transportation. These studies have been summarized below:

#### Air Quality and Greenhouse Gas Emissions Analysis

The Air Quality and Greenhouse Gas Emissions Analysis determined that the Project would not have the potential to cause violations to national or state air quality ambient air quality standards. Because the Project would generate less vehicle miles than what would occur with the current land use designation, the intensity would be consistent with the development allowed in the General Plan. Additionally, the Project construction and operational-source emissions would not exceed the regional or localized significance thresholds. Based on the technical analyses prepared, the Project is compliant with 40 CFR Parts 6, 51, and 93, and does not exceed the applicable NEPA de minimis thresholds, and therefore, does not require mitigation measures.

#### Biological Resources Technical Memorandum

The Biological Resources Technical Memorandum produced for the Project determined that the Project would have No Effect on endangered plant and animal species. Additional evaluation of State of California species of special concern determined that no plant species of special concern were at the Project site. The Project site was determined to be a potential nesting habitat for birds protected under the federal Migratory Bird Treaty Act; thus, a mitigation measure was implemented to prevent impacts to these species.

#### Preliminary Geotechnical Report

The Preliminary Geotechnical Report determined that for the Project to have adequate compacted soils to support the development, the Project would implement the design considerations provided in the report; thus, mitigation measures were implemented for the Project.

#### Preliminary Hydrology Report and Water Quality Management Plan

The Preliminary Hydrology Report and Water Quality Management Plan determined that the Project results in a decrease of 4.3% of pervious surfaces, and an increase of 3.2% impervious surfaces. The Project reduces the post-development peak flow of runoff to that of pre-development rate for the hydrological analysis for all storm events (Appendix F). Because the Project does not involve the replacement of substantial pervious surfaces with impervious surfaces, and because the Project is fully developed, it would not result in significant peak flow runoff after post-development.

#### Noise Analysis

The Noise Analysis determined that Project construction noise levels are considered exempt if activities occur within the hours specified in the City of Lake Forest Municipal Code Section 11.16.060 of 7:00 a.m. to 8:00 p.m. on weekdays, including Saturdays. The Project construction and operation noise impacts would not require mitigation because construction noise will satisfy an 85 dBA Leq significance threshold during project construction activities. Noise levels associated with the Project will satisfy the City's 55 dBA Leq daytime and 50 dBA Leq nighttime exterior noise level standards. Based on the technical analyses prepared, the Project is compliant with 24 CFR Part 51 Subpart B, and no exterior noise mitigation measures are required to satisfy the HUD acceptable noise levels.

#### Phase I and Phase II ESA

The Phase I ESA identified recognized environmental conditions during the assessment which prompted the preparation of a Phase II ESA. The Phase II ESA concluded that the site does not appear to be impacted from known contamination. There were no environmental concerns related to the potential use of the site for residential purposes

#### Traffic Assessment

The Traffic Assessment determined that the Project is anticipated to generate fewer total trips than the existing land use and would not impact transportation or accessibility.

Based on the findings in the Environmental Assessment, and through the implementation of the mitigation measures described, this project will have no significant impact.

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

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

#### **Contamination and Toxic Substances**

##### **Mitigation Measure Hazards-1:**

Prior to issuance of demolition permit for the demolition of structures that were constructed before 1980, the Applicant shall conduct a thorough investigation to determine if asbestos, lead, or polychlorinated biphenyls (PCBs) exist on the site. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards, Title 8, Division 1, Chapter 4, Subchapter 4, Article 4, Section 1529 and 1523.2. Compliance with Cal/OSHA standard would result in use of licensed contractors, licensed waste transporters and licensed waste disposal facilities and therefore potential impacts would be mitigated if the demolition is conducted according to Cal/OSHA standards.

**Responsible Entity:** **City of Lake Forest** for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related to hazardous materials.

**Applicant** to conduct the investigation of the site by utilizing licensed contractors.

## **Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff**

### **Mitigation Measure Geology-1:**

Prior to the issuance of a grading permit, the Applicant shall submit grading plans and construction drawings that comply with the recommendation provided in Section 6.0 of the Geotechnical Report, subject to approval of the City's Engineer and Building Official. These recommendations address design considerations for earthwork, seismic design parameters, foundation design, retaining and screening walls, exterior flatwork, concrete mix design, corrosion, preliminary pavement design, and post grading considerations.

**Responsible Entity:** **City of Lake Forest** for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related soils, drainage, and runoff.

**Applicant** to submit plans and drawings that comply with the recommendations with the Geotechnical Report.

## **Natural Features/Vegetation and Wildlife**

### **Mitigation Measure Biology-1:**

A nesting bird pre-construction survey will be conducted by a qualified biologist and submitted to the City three days prior to demolition and/or vegetation removal activities during nesting bird season (September to January). Should nesting birds be found, an exclusionary buffer will be established by a qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the Project site will be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days.

**Responsible Entity:** **City of Lake Forest** for inclusion of mitigation measure in City Grading/ Building Permits for residential development and other construction authorizations related to demolition and/or vegetation removal activities.

**Applicant** for contracting a qualified biologist to perform the nesting bird pre-construction surveys and provide recommendations to the City for proceeding with site development activities.

## **National Historic Preservation Act**

The Orange County Housing and Community Development conducted Section 106 consultation for the Project. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of federally funded projects on historic properties. A response was received by the Gabrieleño Band of Mission Indians – Kizh Nation requesting consultation and mitigation and the Department of Parks and Recreation, Office of Historic Preservation. The Office of Historic Preservation confirmed the findings that no historic properties would be affected by the Project. The Gabrieleño Band of Mission Indians – Kizh Nation requested consultation with the Orange County Housing and Community Development with the mitigation requested below.

### **Mitigation Measure Tribal Consultation-1:**

