



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

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
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Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

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

Project Information

Project Name: Santa Angelina Senior Community

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

Project Location: 1314 North Angelina Drive, Placentia, California 92870. Assessor's Parcel Number 340-273-25.

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

The Santa Angelina Senior Community project involves the development of an affordable multi-family residential project and new Church Parish Hall (project) at the northeast corner of the intersection of North Angelina Drive and Morse Avenue in Placentia, California. The project site is approximately 3.85 acres. The Church of the Blessed Sacrament, an Episcopal Church, is located on the Project site. The project would provide a total of 65 units: 64 units affordable to seniors (ages 62 and up) earning less than 60 percent of the Area Median Income (AMI) and one exempt manager's unit.

The proposed 65 units will be located within 2 two-story buildings (Building 1 and Building 2). Building 1 will include 28 one-bedroom units and 4 two-bedroom units. Building 2 includes one studio unit, 30 one-bedroom units, 2 two-bedroom units, and a community room. Developed at an overall density of 16.7 units per acre, the proposed project will provide 58 one-bedroom units that average 569 gross square feet, 6 two-bedroom units that average 810 gross square feet, and 1 studio unit that is 467 square feet. In total, the project proposes approximately 42,500 square feet of new residential building area.

Building 1, at the north end of the site, would be a linear two-story structure with double-loaded corridors. Building 2 would be a two-story, U-shaped building located along Morse Avenue with an internal courtyard designed to include recreational amenities and seating areas. Careful consideration of the character and scale of the surrounding neighborhood was taken to ensure that the project architecture and massing blends in with the existing surrounding uses.

The project would also involve construction and/or installation of additional project features for use of the residents, safety personnel, and the neighboring church. These additional project features include: four courtyard areas, a children's picnic area, a community garden, two new parking lots, a fire truck turn-around, a memorial garden, an outdoor terrace, a gathering lawn, trash enclosures, a shed, bike racks, new parking spaces, and a new transformer. Additionally, the existing 3,472-square-foot Parish Hall would be demolished on site and replaced with a new approximately 3,974-square-foot Parish Hall with a 544-square-foot covered portico. A Project Location Map and Preliminary Site Plan are provided below.

In order to serve the project, the necessary utilities, new sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed. Domestic water, fire water, irrigation, and natural gas, connections would be connected to existing water mains, water line, and gas lines in North Angelina Drive and/or Morse Avenue.

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

The purpose of the project is to provide low- and moderate-income housing to seniors ages 62 and up earning less than 60 percent of the AMI. Seniors have specialized housing needs and fixed incomes that are not able to meet the demand of market-rate housing. The project provides the opportunity for seniors to live in a safe, supportive, and affordable environment.

Developing a housing community with rent-restricted units for senior residents would also enable the City to meet the unique housing need of senior residents and advance the City's effort to meet their Regional Housing Needs Allocation (RHNA) of 231 units for low and very low-income households.

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

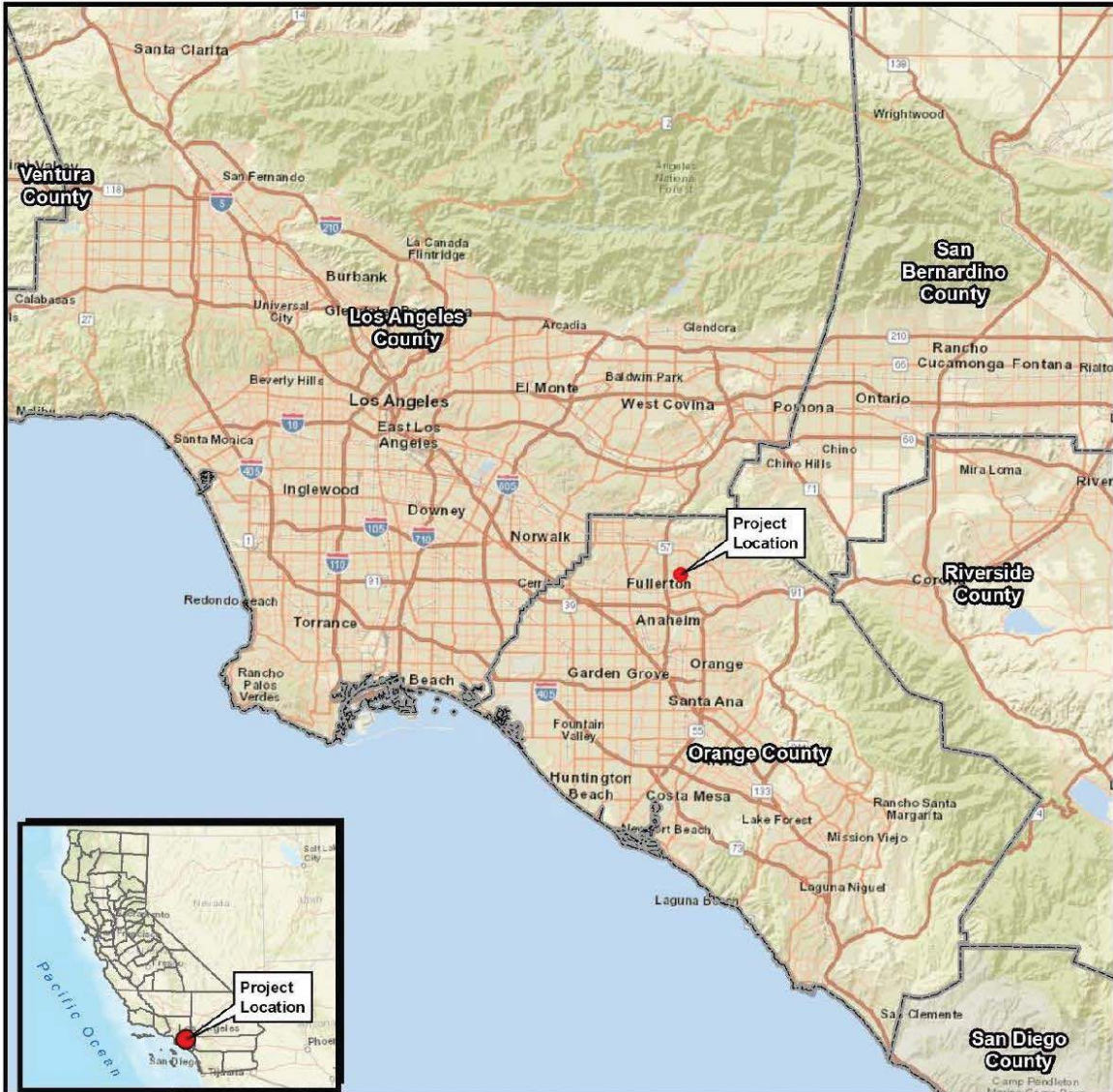
The project is located at the northeast corner of the intersection of North Angelina Drive and Morse Avenue in the center portion of the City of Placentia (City). The site is approximately 3.85 acres and is occupied by the Church of the Blessed Sacrament Episcopal Church. The Church operates out of two buildings, including the main Parish Hall and a separate structure with several classrooms. The northern and southeastern portions of the site are undeveloped and are landscaped with trees and grass. The southern portion of the project site contains a surface parking lot for visitors. Land uses surrounding the project site include detached single-family homes to the north and east as well as to the south across Morse Avenue. To the west across North Angelina Drive are commercial land uses, including a post office, bank, dentist office, bridal store, and spa/nail salon. Morse Elementary School is approximately 600 feet east of the project site.

The project property is at an elevation of approximately 300 feet above sea level and is generally level. Existing land onsite is classified as urban developed/ornamental and consists mainly of areas occupied by man-made structures, paving, and other impermeable surfaces that cannot support vegetation. Onsite vegetation consists of non-native, ornamental species.

According to the City of Placentia General Plan Housing Element, the City experienced a 12.7-percent population increase between 1990 and 2000 and an 11.4-percent increase between 2000 and 2013. As of 2013, housing prices have risen as Orange County's economy continues to recover from the recession, and the inventory of homes for sale remains low compared to demand (City 2019). Further, certain segments of the population may have more difficulty in finding affordable and suitable housing due to special needs. Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. According to the City's 2019 General Plan Housing Element, about 25 percent of households in Placentia were headed by a householder age 65 or older (City 2019). With the increase in housing prices, finding affordable homes for low- to moderate-income seniors has become difficult.

Evaluating the RHNA through the year 2021, the City has identified the need for 56 extremely low-income units, 56 very low-income units, 81 low-income units, 90 moderate-income units, and 209 above moderate-income units (City 2019).

Figure 1: Regional Location



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

Path: W:\GIS\Projects\7033_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7033_NCR_Placentia_Fig_2_3_Regional_Location_2020_01_19.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, NCREMINT P, NRCAR, Esri Japan (METI), Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. UltraSystems Environmental, Inc., 2020

January 19, 2020

Santa Angelina
Senior Apartment Homes
 Regional Location

Legend

- Project Location
- County Boundary

Scale: 1:633,600

N

0 5 10 Miles

0 5 10 Kilometers


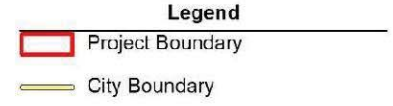
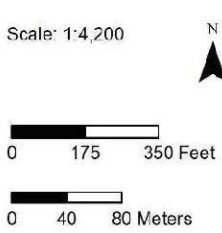


Figure 2: Project Location



Path: \\GIS\er\gis\Projects\7038_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7038_NCR_Placentia_Fig_3_0_Project_Location_2020_01_19.mxd
 Service Layer Credits. Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. County of Orange, 2018; UltraSystems Environmental, Inc., 2019

January 19, 2020



Santa Angelina
 Senior Apartment Homes
 Project Location





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Figure 3: Site Plan





U.S. Department of Housing and Urban Development

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Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$500,000.00
	21 OCHA Project-Based Vouchers	\$6,461,280

Estimated Total HUD Funded Amount: \$6,961,280

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$31,246,188

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located within the boundary of an Airport Influence Area (AIA), or within 2 miles of a public airport or public use airport. The nearest airports are the Fullerton Municipal Airport, approximately 6.75 miles west of the project, and John Wayne International Airport, approximately 14 miles south of the project site. The Joint Forces Training Base, Los Alamitos is

		<p>approximately 12 miles southwest of the project.</p> <p><u>Documentation:</u></p> <p>Santa Angelina Senior Apartment Homes Initial Study/Mitigated Negative Declaration (IS/MND) – October 2020.</p> <p>Google Maps – November 2020.</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located inland in the City of Placentia, California. It is not located in a coastal zone. The project is not located in or nearby any coastal barrier resources.</p> <p><u>Documentation:</u></p> <p>U.S. Fish and Wildlife Service. Coastal Barrier Resources System Mapper. https://www.fws.gov/cbra/maps/Mapper.html – November 2020</p>
<p>Flood Insurance</p> <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>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site falls in Zone X, area of minimal flood hazard, according to the 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 affect 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>FEMA’s National Flood Hazard Layer (NFHL) Viewer Map #06059C0063J. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd – November 2020.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located within the Orange County portion of the South Coast Air Basin (Air Basin), and air quality regulation is administered by the South Coast Air Quality Management District (SCAQMD). The Air</p>

Basin has been designated by the federal Environmental Protection Agency (EPA) as a nonattainment area for Ozone, and PM_{2.5} (fine particulate pollution). Emissions resulting from project construction and operations were modeled using CalEEMod 2016.3.2 and reported in the Initial Study and Mitigated Negative Declaration prepared by UltraSystems Environmental Inc. to satisfy the California Environmental Quality Act (CEQA) requirements.

Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate nitrogen oxides (NO_x) emissions. Based on the emissions calculations, the project construction will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant.

Operational emissions associated with the project would be generated by area sources, motor vehicles, and energy demand resulting from normal day-to-day activities of the project. For each criteria pollutant, operational emissions would be below the pollutant's SCAQMD significance threshold.

The new buildings will be designed and built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11), which includes mandatory measures for nonresidential site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

Based on the emission calculations prepared, the project is compliant with 40 CFR Parts 6, 51, and 93, and does not exceed the applicable National Environmental Policy Act (NEPA) de minimis thresholds, and

		<p>therefore, does not require mitigation measures.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020.</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject project is not within a designated Coastal Management Zone. The City has no frontage to the Pacific Ocean.</p> <p><u>Documentation:</u> California Coastal Commission – Coastal Zone Boundary Maps. https://www.coastal.ca.gov/maps/czb/ - November 2020</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Potential contamination and toxic substance-related impacts were addressed in the Phase I Environmental Site Assessments (ESA) and Site Testing for Methane Report prepared for the project (Appendix A and B). The Phase I report presents information conducted from a site reconnaissance of the project area, historical developments of the project site, and a comprehensive database search to determine if the project site contains potentially Recognized Environmental Conditions (RECs).</p> <p>The report found no evidence of RECs in connection with the property. The project site appeared developed for agricultural use from as early as 1928 to 1953. The historical agricultural use at the site is not a REC, as the site has been redeveloped (Appendix A).</p> <p>Construction of the project includes the demolition of the existing Parish Hall, which could potentially contain asbestos-containing materials (ACMs) and lead-based paint (LBP) due to its date of construction. SCAQMD Rule 1403 and the federal Occupational Safety and Health Administration (OSHA) regulate asbestos as a toxic material and will be complied with during demolition. Additionally, Mitigation Measure Hazards-1 would be implemented</p>

		<p>to address impacts related to demolition and construction-related hazardous materials.</p> <p>The project site is also located within the Richfield Oil Field, and a plugged oil and gas well is approximately 0.1 mile southwest of the project site. The project site's location within the Richfield Oil Field meets the Placentia Fire and Life Safety Department (PFLSD) criterion for properties that are required to follow the Combustible Soil Gas Hazard Mitigation Guideline C-03. In April 2020, a soil gas investigation was conducted to evaluate the project site for the presence of oil field gasses. The measured concentration of methane was less than or equal to 1,000 parts per million and because the location of the project site is outside the 300-foot prescribed distance from a plugged oil and gas well, no further action was recommended (Appendix A and Appendix B).</p> <p>Operations would result in the handling and storage of materials such as commercial cleansers, solvents and other janitorial or industrial-use materials, paints, and landscape fertilizers/pesticides during project operations. All potentially hazardous materials will be handled in compliance with local regulations and standards set forth by the City, state, and federal governments.</p> <p><u>Documentation:</u></p> <p>Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix A)</p> <p>Site Testing for Methane 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix B)</p>
<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>A desktop analysis was conducted to identify habitats, special-status plan and wildlife species, wildlife corridors, plant and wildlife species federally listed under the Endangered species Act (ESA) or California</p>

		<p>Endangered Species Act (CESA), and plant and wildlife species not listed under ESA or CEQA but still protected by federal agencies, state agencies, and/or nonprofit resource organizations.</p> <p>In February 10 and February 12, 2020, a field evaluation was conducted to evaluate the existing biological resources within the Biological Study Area (BSA) which included the project site and a 500-foot buffer zone around the perimeter of the property boundary. The results of the desktop analysis and field evaluation were documented and discussed in the Santa Angelina Senior Apartment Homes IS/MND.</p> <p>As detailed in City’s General Plan Draft EIR, the City is almost completely urbanized and landscaped with mostly non-native species. A review of State and Federal databases revealed no endangered, rare, threatened, and few special-status plant species (or associated habitats) or wildlife species designated by the United States Fish and Wildlife Service, California Department of Fish and Game, or California Native Plant Society are known to occur within the City of Placentia. For this reason, no direct or indirect impacts to endangered species would occur as a result of project activities.</p> <p><u>Documentation</u></p> <p>Draft Environmental Impact Report for the City of Placentia General Plan. 2019. Tom Dodson & Associates.</p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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 northwest of the project site but do not constitute a hazard to the project (Appendix A).</p>

		<p><u>Documentation</u></p> <p>Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix A)</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The 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 (DOC 2020).</p> <p><u>Documentation:</u></p> <p>Important Farmland Finder. California Department of Conservation. https://maps.conservation.ca.gov/DLRP/CIF/ - November 2020</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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.</p> <p><u>Documentation:</u></p> <p>FEMA’s National Flood Hazard Layer (NFHL) Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd – November 2020.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Cultural Resources Inventory Report was prepared for the project and is included in Appendix D. A pedestrian survey was conducted on December 19, 2019 to inspect the area for any indication of human activities dating to the prehistoric or historic periods. The results of the report and pedestrian survey is discussed in Appendix D.</p>

		<p>Blessed Sacrament Episcopal Church was built in approximately 1957 and thus is over 50 years old. The Parish Hall wing was built around 1976, and a day school was added to the project site around 1998. The Church itself and the school will not be directly affected by the project construction, but the Parish Hall and northern portion of the connecting wing will be demolished and replaced.</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.</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 objection to the County’s finding that no historic properties would be affected by the project.</p> <p>A response was received by the Gabrieleño Band of Mission Indians – Kizh Nation requesting consultation and mitigation. Mitigation Measures Tribal Consultation-1, Tribal Consultation-2, Tribal Consultation-3, and Tribal Consultation -4 will be implemented.</p> <p><u>Documentation:</u></p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p> <p>Phase 1 Cultural Resources Inventory for the Santa Angelina Senior Apartment Homes. UltraSystems. January 2020 (Appendix D)</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Fullerton Municipal Airport is located approximately 6.75 miles west of the project site, and John Wayne International Airport is approximately 14 miles south of the project site. The Joint Forces Training Base, Los Alamitos, is located approximately 12 miles</p>

Communities Act of 1978; 24
CFR Part 51 Subpart B

southwest of the project. However, the project is not located within the Noise Abatement Areas of the Fullerton Municipal Airport, nor is it within the Planning Areas for Fullerton Municipal Airport, Joint Forces Training Base, or the Land Use Influence Area of John Wayne Airport. The project is approximately 1 mile north from a rail line and approximately 2 miles north from the Anaheim Canyon Station. The North Angelina and Morse Avenue intersection is approximately 190 feet east of North Kraemer Boulevard, which is a major arterial roadway.

Noise generated by project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. Section 51.101(a)(7) of the HUD guidelines encourages the use of "...quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems." Implementation of best managements practices (BMPs) listed below during construction to ensure use of quieter equipment.

- In compliance with the City's Municipal Code, all grading of any property shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturday, and shall be prohibited at any time on Sunday and on all federal holidays.
- Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

		<ul style="list-style-type: none">• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. <p>With implementation of these BMPs, the project would adhere to HUD's guidelines.</p> <p>The predominant source of noise in the City is vehicular traffic. According to HUD guidelines, all major roadways within 1,000 feet to a project would need to be analyzed. The noise level at the project site is 62 dBA DNL from the combined roadway noise of Kraemer Boulevard and Yorba Linda Boulevard as calculated by the roadway noise calculator. This level is within the HUD exterior noise standard of 65 dBA DNL.</p> <p>Onsite noise sources from the operations of the proposed housing project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers,</p>
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		<p>and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas. In addition, noise from activities associated with the new Church facilities would be similar to that occurring now. Mobile sources would also be considered an operational noise source.</p> <p>Residential units would be equipped with a forced air heating ventilation air conditions (HVAC) unit that allow a ‘windows closed’ condition. A ‘windows closed’ condition means that windows do not need to be left open for ventilation. Multi-family homes with windows closed provide at minimum a 25 dB exterior to interior noise reduction. Since the exterior noise levels would be 62 dBA DNL, the interior noise levels would be 37 dBA DNL (62 dBA DNL – 25 dBA DNL = 37 dBA DNL), which is below the allowed 45 dBA DNL for interior noise. Therefore, the project would be compliant with 24 CFR Part 51 Subpart B.</p> <p><u>Documentation:</u></p> <p>Airport Land Use Commission, Airport Influence Areas. https://www.ocair.com/Commissions/ALUC/default - November 2020.</p> <p>Google Maps – November 2020.</p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Sole Source Aquifers (SSA) are mapped by the EPA. Evaluation of the EPA’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 100 miles south of the project.</p> <p><u>Documentation:</u></p>

		Sole Source Aquifers. U.S. Environmental Protection Agency. https://www.epa.gov/dwssa - May 2020.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Wetlands do not occur at the project site, and the project will not impact wetlands (USFWS 2020). <u>Documentation:</u> U.S. Fish & Wildlife Service National Wetlands Inventory. https://www.fws.gov/wetlands/data/Mapper.html - November 2020
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"/>	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. No rivers are designated in Orange County (NWSRS 2020). <u>Documentation:</u> National Wild and Scenic Rivers System. https://www.rivers.gov/ - November 2020
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project will not have negative impacts on low-income and minority persons. The project is being developed to provide economically disadvantaged groups access to affordable housing. 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. This project is seen as an overall benefit to economically disadvantaged groups.

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

attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>To develop the project site as currently envisioned, the project will submit a General Plan Amendment (GPA 2020-01) to change the General Plan land use designation of the project site from Low Density Residential to High Density Residential. The project will also submit a Zone Change (ZC 2020-01) from R-1 Single-Family Residential District to R-3 High-Density Multiple-Family District.</p> <p>Additionally, the project will undergo the following permits and approvals:</p> <ul style="list-style-type: none"> • Development Plan Review • Site Plan Review • Building plan check • Fire Code • California Building Code • Water quality permit • Asbestos and lead-based paint clearances • California Health & Safety Code <p>The project will be in conformance with City guidelines with submittal and approval of the required plans and permits.</p> <p>The project will be compatible with surrounding land uses, which include existing detached single-family homes to the north, west, and south across Morse Avenue.</p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Successful building development has occurred on the site during construction of the Church, Parish Hall, and classroom structure. Residential and commercial developments have been completed on adjacent parcels, indicating that the soils in the area are suitable for the proposed development. A Preliminary Geotechnical Investigation Report, Preliminary Water Quality Management Plan, and Preliminary Hydrological Report were prepared to analyze the soils suitability, drainage, and erosion potential at the project site (Appendices C, E, and F).</p> <p>Soil Suitability:</p> <p>Soil materials encountered at the subject site generally consisted of Quaternary-aged alluvium. Artificial fill materials were encountered within the parking lot, with an approximate thickness of 4 feet. The artificial fill consists of a sandy clay, grayish brown, moist, very stiff with fine- to medium-grained sand. The alluvial materials were encountered to the maximum depth explored of 51.5 feet and are composed of interbedded layers of damp to moist, reddish brown and light reddish-brown sandy clay, silty sand, clayey sand, silty clay, and sand. The granular alluvial soils are typically medium dense while the fine-grained alluvial soils are typically very stiff to hard. Natural deposits of alluvial soil may have an unstable soil structure which collapses when wet. Collapsible soils shrink upon being wetted and/or being subject to load. Existing artificial fills on the project site are considered unsuitable for support of the project. The near-surface alluvial soils are compressible, which would result in excessive settlement of the project unless these soils are removed and recompacted as described in the project Preliminary Geotechnical Investigation Report (Appendix C). The project will implement Mitigation Measure GEO-1 to address impacts on soils from settlement, subsidence, or collapse.</p> <p>Slope:</p> <p>The project site is relatively flat with no discernable slopes. Temporary construction slopes will be required to complete removal of unsuitable soils and for construction of underground utilities, which may exceed 4 feet in height (Appendix C).</p> <p>Drainage and Erosion:</p>
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		<p>The drainage pattern at the project site is westerly and southwesterly, toward the intersection of North Angelina Drive and Morse Avenue, via surface flow, including a ribbon gutter within the at-grade parking lot, which conveys stormwater flows toward the southwest corner.</p> <p>The project site would be most susceptible to erosion during construction when the soil is exposed and before landscaped areas have been installed. Implementation of best management practices (BMPs) in accordance with the County of Orange Drainage management Plan (DAMP) would address soil erosion and sedimentation to avoid or minimize the transport of soil or contaminants offsite.</p> <p>The project would be required to obtain a Construction General Permit, prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement site-specific BMPs to minimize or prevent pollutants from discharging into receiving waters.</p> <p>The project design includes drainage structures that tie into the City’s existing storm drainage system. Project development over 1 acre requires that a SWPPP be developed for the project’s Construction General Permit. This is a standard development condition for construction projects that will apply to this project.</p> <p>Storm Water Runoff:</p> <p>Under existing conditions, stormwater runoff generated on the project site would be captured by a series of roof and area drains in both the courtyard and the perimeter of the project site. All runoff exiting the site will tie in to existing City storm drain infrastructure on Kraemer Boulevard.</p> <p><u>Documentation</u></p> <p>Preliminary Geotechnical Investigation. 2020. Albus-Keefe & Associates, Inc. (Appendix C)</p> <p>Preliminary Water Quality Management Plan. 2020. Fuscoe Engineering. (Appendix E)</p> <p>Preliminary Hydrology Report Placentia Senior Housing. 2020. Fuscoe Engineering. (Appendix F)</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Hazards:</p> <p>The project site would not be affected by natural hazards such as fault zones, bluffs, waterbodies, terrains, or wildfire. Hazards have potential to result from the</p>

presence of ACMs and LBP within the existing Parish Hall, which would be demolished. Mitigation Measures HAZ-1 has been developed that would require confirmation of the presence or absence of ACMs or LBP prior to demolition to prevent potential exposure to workers and/or building occupants. As construction of the project commences, adequate signs and fencing would be installed throughout the project site and along the entrances for public safety. Compliance with the mitigation measures in addition to applicable laws and regulations would reduce the potential for accidental releases of hazardous materials and construction hazards impacts.

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.

Noise:

See full discussion in the previous section "Noise Abatement and Control." Potential noise-related impacts associated with the project were addressed in the project's CEQA documentation that includes noise measurements in its attachments.

Section 51.101(a)(7) of the HUD guidelines encourages the use of "...quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems." Implementation of BMPs previously during construction would ensure use of quieter equipment.

		<p>The roadway noise calculator indicated that the combined roadway noise would be 62 dBA DNL which would be within the HUD exterior noise standard.</p> <p>Residential units would be equipped with HVAC units that allow ‘windows’ closed to provide an exterior to interior noise reduction for the project to be compliant with 24 CFR Part 51 Subpart B.</p> <p>Therefore, the project would be compliant with 24 CFR Part 51 Part B with implementation of BMPs previously discussed.</p> <p><u>Documentation:</u></p> <p>Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix A)</p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Energy Consumption	2	<p>The homes developed by this project are required to comply with the current California Building Code and the State’s Title 24 energy regulations. Complying with these requirements alone, will provide reduced energy consumption compared with conventional home development without these requirements.</p> <p>Additionally, the City has adopted an optional Sustainability Element of the General Plan that provides analysis and guidelines for sustainable practices within the City that will help to reduce energy consumption and provide for enhanced sustainable practices city-wide. Implementation of these strategies is intended to reduce project energy consumption and greenhouse gas emissions.</p> <p><u>Documentation:</u></p> <p>City of Placentia General Plan. 2019.</p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project would provide affordable housing to the area. The availability of affordable housing would provide its

		<p>eligible senior residents closer access to public facilities and commercial businesses. Project construction activities may provide temporary short-term employment for construction workers in the City but are not expected to significantly change income patterns within the City.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Demographic Character Changes, Displacement	2	<p>The project will develop access to affordable housing to meet the needs of the City. Currently, the City has a shortage of housing, including available extremely low, very low, low, moderate, and above-moderate income housing. This project will assist the City to meet its RHNA requirements for affordable housing.</p> <p>The project requires submittals for a General Plan Amendment, Zone Change, Development Plan Review, Design Review, and building permits. This would allow residential development at the project site. 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 a Church, Parish Hall, and day school. The church and day school will remain undisturbed, and the Parish Hall will be demolished and reconstructed. 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 would complement the Church and the surrounding neighborhoods.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Educational:

		<p>The project will not have an impact on education facilities. Because of the age restriction of the persons living onsite, the project would not generate school-aged children and would not result in an increase demand of elementary to high school facilities.</p> <p>Cultural:</p> <p>Numerous cultural facilities are in the City and Orange County, and the City has identified cultural sites and opportunities in both the City General Plan’s Conservation and Open Space & Recreation Elements. The project will not impact any of these existing and planned opportunities for cultural activities and facilities. Seniors who live in the new housing will benefit from these existing cultural facilities.</p> <p><u>Documentation:</u></p> <p>City of Placentia General Plan. 2019.</p>
Commercial Facilities	2	<p>The project is in proximity to existing commercial facilities including a post office, bank, dentist office, bridal store, and spa/nail salon. Applications for a General Plan Amendment, Zone Change, Development Review, Design Review, and building permits associated with the project would allow for the development of residential buildings onsite. 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 proximity to commercial businesses would provide the residents closer access to these services.</p> <p><u>Documentation:</u></p> <p>City of Placentia General Plan. 2019.</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 1.0 mile southwest of Brea Family Care, Yorba Linda Medical Center, and Placentia-Linda Hospital. 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>

		<p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Solid Waste Disposal / Recycling	2	<p>The City contracts with Republic Services for collection and disposal of the City’s solid waste. Through a contract with the City, Republic Services provides weekly residential, commercial, and industrial refuse services. The primary solid waste disposal locations for the City are Frank R. Bowerman Landfill in Irvine or the Olinda Alpha Landfill in Brea. The Bowerman landfill is 725 acres and has a daily maximum permitted capacity of 11,500 tons per day. This landfill is expected to close in December 2053. The Olinda Alpha landfill is 420 acres and has a maximum permitted capacity of 8,000 tons per day. This landfill is expected to close in December 2030. While the development of new housing will have a corresponding incremental increase in construction waste and in residential solid waste generation, there is sufficient landfill capacity to support the project.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Waste Water / Sanitary Sewers	2	<p>A Sewer Analysis Report was prepared to discuss the sanitary sewers serving the project and analyzes wastewater needs associated with the project (Appendix G).</p> <p>The project proposes offsite sewer improvements to connect the sewer lines from the project site to the existing sewer network under streets located adjacent to the site. As detailed in the City’s General Plan EIR, the City provides wastewater collection service to the majority of parcels within the City limits through approximately 84 miles of gravity sanitary sewer pipelines owned and operated by the City. The City’s system has no lift stations or force mains but includes 11 inverted siphons. The wastewater collection system conveys untreated wastewater to Orange County Sanitation District (OCSD) trunk sewer system via 35 separate connections. OCSD operates wastewater treatment and water reclamation facilities (OCSD Wastewater Treatment Plant No. 1 and OCSD Wastewater Treatment Plant No. 2) with a combined capacity of 332 million gallons per day (mgd) that treat</p>

		<p>an average daily flow of 184 mgd of wastewater from residential, commercial, and industrial sources.</p> <p>The project is estimated to generate 100 gallons per day (gpd) of wastewater per unit, or a total of 6,500 gpd (Appendix G). Sufficient wastewater treatment capacity is available in the region, and project development would not require construction of new or expanded wastewater treatment facilities.</p> <p><u>Documentation:</u> Sewer Analysis Report Placentia Senior Housing. 2020. Fuscoe Engineering. (Appendix G)</p>
Water Supply	2	<p>City water service primarily comes from Golden State Water Company (GSWC), with a portion of the City served by Yorba Linda Water District (YLWD). Three water systems serve the Golden State Water Placentia Customer Service Area. Water delivered to Placentia customers is a blend of groundwater pumped by six active GSWC-owned wells from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California).</p> <p>The groundwater wells have a combined design well capacity to produce 9,689 acre-feet per year (AFY) of groundwater. Total groundwater pumping for the Placentia-Yorba Linda System ranged from 2,529 AFY to 4,046 AFY over the five years from 2011 to 2015. The project is estimated to require 12.49 to 36.4 AFY; therefore, adequate water supplies and facilities are available to serve the proposed project. Additionally, the YLWD determined that it is capable of meeting all customers' demands with significant reserves held by Metropolitan, local groundwater supplies, and conservation in multiple dry-years from 2020 through 2040.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Police:</p> <p>The Placentia Police Department (PPD) provides police services in the City and would provide law enforcement services to the project site. The City operates its police department at the City Hall complex. The City's police</p>

		<p>department headquarters is located at 401 East Chapman Avenue, approximately 1.0 mile south of the project site. An information request letter was sent to the PPD asking about the potential impacts of the project to law enforcement services. The PPD response letter stated that the proposed project would not require the construction of new law enforcement facilities to meet existing law enforcement demands, in addition to the proposed project's demands.</p> <p>Fire:</p> <p>Fire Services for the City are provided by the Placentia Fire and Life Safety Department (PFLSD). The nearest PFLSD station to the project site is Station 2 at 1530 North Valencia, approximately 0.5 mile to the northeast. The project is anticipated to generate between 71 and 207 residents. Due to the limited number of dwelling units, this increase is expected to have minimal impacts on fire service demands and would not result in the need for new or expanded services or facilities.</p> <p>Emergency Medical:</p> <p>Emergency medical services are provided by PFLSD, as well as Placentia-Linda Hospital and private medical clinics and ambulances in the City. Placentia-Linda Hospital is approximately 1.0 mile northwest 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>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Parks, Open Space and Recreation	2	<p>The parks that would most likely serve the project site are Bradford Park, at 136 East Palm Circle, located approximately 0.25 mile northwest of the project site, and Goldenrod Park, at 925 Goldenrod Street, located approximately 0.5 mile south of the project site. The project would construct onsite recreational amenities including a 1,500-square-foot senior-oriented community room, a new terrace and garden area, a memorial courtyard, and several unique landscaped areas. The addition of between 71 to 207 residents associated with the project would not result in the need for construction</p>

		<p>of a new or expanded park facilities due to the proposed onsite recreational amenities.</p> <p><u>Documentation:</u> Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p>A Transportation Assessment conducted by Fehr & Peers was prepared for the project in September 2020 (Appendix H). The assessment documents the vehicle trip generation resulting from the project, anticipated to add 19 or less trips during the peak hour.</p> <p>The project would not alter the surrounding roadways. Vehicular access to the project site is currently provided via driveways on Morse Avenue and North Angelina Drive. A new driveway would be added along North Angelina Drive, near the northwest corner of the project site, to provide access for residents to a designated parking area. A firetruck turnaround would be located at the northeast corner of the project site.</p> <p>Within a quarter mile of the project are four bus routes operated by the Orange County Transportation Authority (OCTA), including Routes 26, 129, 153, and 71. In addition to local bus routes, in 2016, OCTA approved a Metrolink commuter rail station along the Orangethorpe rail corridor to serve the Metrolink 91 – Perris Valley - line. The proposed Placentia Metrolink station is approximately 1.7 miles from the proposed project site and is easily accessible via bus on Routes 129 or 26.</p> <p>The location of the project is considered “Very Walkable” (meaning that most errands can be accomplished on foot and do not require a car) with a walk score of 75. A walk score measures the walkability of a location which is based on distance to amenities. A 5-minute walk for example is given high points. A walk score ranges from 0 (car-dependent) to 100 (walker’s paradise). Within a quarter mile are more than 15 restaurants, several grocery stores, and a variety of retail stores and services, a pharmacy, financial institutions,</p>

		<p>and several parks. It is entirely feasible for residents at the project site to complete errands on foot if desired.</p> <p><u>Documentation:</u></p> <p>Santa Angelina Senior Affordable Apartment Homes Transportation Assessment. 2020. Fehr & Peers. (Appendix H).</p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The project site is located within a developed suburban setting. No unique natural features or water resources would be affected by the project.</p> <p><u>Documentation:</u></p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Vegetation, Wildlife	2	<p>Literature reviews and a field investigation were completed to determine if any special-status species, vegetation communities, or wildlife species were located at the project site. The results of these reviews are reported in the CEQA documentation for the project.</p> <p>Surveys of the project site found that the site has been fully developed as a Church, Parish Hall, and day school with most of the site developed or landscaped with ornamental and non-native vegetation. Additionally, nine bird species were observed visually, by vocalization, or by their sign. Several of these bird species are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, and 3513). 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 Measures Biology-1 and Biology-2.</p> <p><u>Documentation:</u></p> <p>Santa Angelina Senior Apartment Homes IS/MND – October 2020</p>
Other Factors	2	No “other factors” 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 that follow.

- Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix A)
- Site Testing for Methane 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants. (Appendix B)
- Preliminary Geotechnical Investigation. 2020. Albus-Keefe & Associates, Inc. (Appendix C)
- Phase I Cultural Resources Inventory Report. 2020. UltraSystems. (Appendix D)
- Preliminary Water Quality Management Plan. 2020. Fuscoe Engineering. (Appendix E)
- Preliminary Hydrology Report Placentia Senior Housing. 2020. Fuscoe Engineering. (Appendix F)
- Sewer Analysis Report Placentia Senior Housing. 2020. Fuscoe Engineering. (Appendix G)
- Santa Angelina Senior Affordable Apartment Homes Transportation Assessment. 2020. Fehr & Peers. (Appendix H)

Field Inspection (Date and completed by):

- Site evaluation and tree survey: February 10 and February 12, 2020
- Site evaluation and cultural resources survey: December 19, 2019

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.

Sources

California Coastal Commission

2020 Coastal Zone Boundary Maps. Available online at: <https://www.coastal.ca.gov/maps/czb/>. Accessed November 2020.

California Department of Conservation (DOC)

2020 Important Farmland Finder. Available online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed November 2020.

City of Placentia (City)

2019 General Plan. Available online at: <https://www.placentia.org/166/General-Plan-Update>.

Converse Consultants

2020 Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California.

Federal Emergency Management Agency (FEMA)

2020 National Flood Hazard Layer Viewer. Available online at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Accessed November 2020.

Google

2020 Google Earth. Available online at: <https://www.google.com/maps>. Accessed November 2020.

National Wild and Scenic Rivers System (NWSRS)

2020 Explore Designated Rivers – California. Available online at: <https://www.rivers.gov/california.php>. Accessed November 2020.

Tom Dodson & Associates

2019 Draft Environmental Impact Report for the City of Placentia General Plan.

UltraSystems

2020 Santa Angelina Senior Apartment Homes Initial Study/Mitigated Negative Declaration (IS/MND).

U.S. Environmental Protection Agency (EPA)

2020 Sole Source Aquifers. Available online at: <https://www.epa.gov/dwssa>. Accessed May 2020.

United States Fish & Wildlife Service (USFWS)

2020 National Wetlands Inventory. Available online at: <https://www.fws.gov/wetlands/data/Mapper.html>. Accessed November 2020.

2020 Coastal Barrier Resources System Mapper. Available online at: <https://www.fws.gov/cbra/maps/Mapper.html>. Accessed November 2020

Consultations

Gabrieleño Band of Mission Indians – Kizh Nation

Department of Parks and Recreation Office of Historic Preservation

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 Environmental Assessment. Subsequent permits will be required from the City for development of the project and its components as listed: General Plan Amendment, Zone Change, Development Review Package, and Design Review Package.

Public Outreach [24 CFR 50.23 & 58.43]:

The County circulated the Initial Study/Mitigated Negative Declaration for public review to comply with the CEQA process. The project will perform public outreach through the City 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 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 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 project.

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 the Church of the Blessed Sacrament 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 to seniors age 62 and up earning less than 60 percent of the AMI.

Summary of Findings and Conclusions:

The Santa Angelina Senior Community project involves the development of an affordable multi-family residential project that provides seniors ages 62 and up the opportunity to live in a safe, supportive, and affordable environment. The project site will connect to existing City of Placentia services including water, sewer, and power. Additionally the project has existing police

and fire services, existing transportation infrastructure, and existing public transportation service. The project requires approval of a General Plan Amendment, Zone Change, Development Review Application, and Design Review Application to allow for mixed uses within the site.

The project is intended to provide housing primarily to existing senior residents of Placentia that meet the low income/affordable housing requirements. The project would comply with Program HE - 1.12 of the General Plan Housing Element, Development of Senior Housing, which is to encourage the development of a wide range of housing choices for seniors as they typically have specialized housing needs and fixed incomes that may require housing units not generally included in market-rate housing. The project would provide a total of 65 units: 64 units affordable to seniors and one exempt manager's unit. The project is technically considered 100 percent affordable, as the manager's unit is exempt.

Environmental analysis has been completed for air quality, biological resources, geotechnical investigation, hazards, hydrology and water quality, noise, wastewater/sewage, and transportation. These analyses have been summarized below:

Air Quality

Analysis prepared to satisfy the CEQA model that emissions resulting from the project construction and operations will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant.

Biological Resources

During surveys of the project site, nine bird species were observed visually, by vocalization, or by their sign. Several of these bird species are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, and 3513). 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 Measures Biology-1 and Biology-2.

Preliminary Geotechnical Investigation

The Preliminary Geotechnical Investigation determined the project site has existing artificial fills that are considered unsuitable for support and near-surficial alluvial soils are compressible which would result in excessive settlements. While the project is not located in an area of geologic hazards, implementation of Mitigation Measures Geology-1 would minimize potential impacts resulting from unstable soils.

Phase I Environmental Site Assessment Report

The Phase I ESA for the project concluded that demolition of the existing Parish Hall could potentially expose asbestos-containing materials (ACMs) and lead-based paint (LBP) due to its date of construction. Mitigation Measure Hazards-1 would be implemented to address impacts related to demolition- and construction-related hazardous materials like ACMs and LBP.

The Phase I ESA also concluded that the project site is located within the Richfield Oil Field, and a plugged oil and gas well is approximately 0.1 mile southwest of the project site. In April 2020, a soil gas investigation was conducted to evaluate the project site for the presence of oil field gasses. The measured concentration of methane was less than or equal to 1,000 parts per million; and, because the location of the project site is outside the 300-foot prescribed distance from a plugged oil and gas well, no further action was recommended.

Preliminary Hydrology Report & Preliminary Water Quality Management Plan

The Preliminary Hydrology Report and Preliminary Water Quality Management Plan (WQMP) provided a conceptual description of the proposed drainage approach and calculations to estimate the proposed condition stormwater flows. The reports demonstrate that the proposed stormwater design would not adversely impact the existing drainage conditions.

Noise

Noise-related impacts were analyzed in the project's CEQA documentation that includes noise measurements in the appendices. Section 51.101(a)(7) of the HUD guidelines encourages the use of "...quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems." The project would implement BMPs to ensure that the project's noise levels would be compliant with HUD noise standards.

The predominant noise source in the City is vehicular traffic. Based on the combined roadway noise calculation of Kraemer Boulevard and Yorba Linda Boulevard, the noise level at the project site is 62 dBA DNL and is within the HUD exterior noise standard of 65 dBA DNL.

Onsite noise sources from the operations of the proposed housing project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Residential units would be equipped with HVAC units that allow 'windows' closed to provide an exterior to interior noise reduction for the project to be compliant with HUD interior noise levels.

Sewer Analysis Report

The Sewer Analysis Report estimated that the project would generate 100 gallons per day (gpd) of wastewater per unit, or a total of 6,500 gpd. Based on the sewer flow monitoring, and proposed average and peak generation rate, the study shows that the existing sewer lines would be within capacity and would adequately handle the additional wastewater flows associated with the project. Sufficient wastewater treatment capacity is available in the region, and project development would not require construction of new or expanded wastewater treatment facilities.

Transportation Assessment

The Transportation Assessment documents the vehicle trip generation resulting from the project and anticipated the addition of 19 or less trips during the peak hour. The project would be accessible for a variety of transportation modes and driveways. This additional traffic added to the street network would not greatly affect the City's circulation.

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.

Law, Authority, or Factor	Mitigation Measure
<p>City of Placentia for inclusion of mitigation measure in City Building Permits for residential development and other construction authorizations related to hazardous materials.</p> <p>Applicant to conduct the investigation of the site by utilizing licensed contractors.</p>	<p>Hazards-1:</p> <p>Due to the age of the existing buildings and the potential presence of ACMs and LBP, prior to the commencement of demolition, the project proponent shall retain a qualified environmental consultant to conduct a comprehensive survey of the existing building to be demolished (i.e., the Parish Hall) to confirm the presence or absence of ACMs and LBP.</p> <p>A comprehensive survey of ACMs and a comprehensive LBP survey of painted surfaces in the Parish Hall shall occur prior to any demolition activities to confirm the presence or absence of ACMs or LBP to prevent potential exposure to workers and/or building occupants.</p> <ul style="list-style-type: none"> • If the existing buildings are found to contain any ACMs or LBP, a detailed Hazardous Material Abatement Plan shall be prepared, approved, and implemented. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and all other federal and State standards and regulations. • The Hazardous Material Abatement Plan shall require that all ACMs and LBP be removed and properly disposed of in accordance applicable laws. • The Hazardous Material Abatement Plan shall be implemented prior to demolition activities to

	<p>ensure that any hazardous materials are properly identified, removed, and disposed of offsite at a landfill that can accept asbestos and any other hazardous materials removed from the site.</p> <ul style="list-style-type: none"> • A qualified environmental consultant shall be present on the project site during demolition activities and shall monitor compliance with the Hazardous Material Abatement Plan.
<p>City of Placentia for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related to excavations.</p> <p>Applicant to contract with a Native American monitor during construction-related ground disturbance.</p>	<p>Tribal Consultation-1:</p> <ul style="list-style-type: none"> • The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction related ground disturbance activities. The Tribal Representative from the Gabrieleno Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, 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 will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.
<p>City of Placentia for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related to excavations.</p> <p>Applicant to contract with a Native American monitor during construction-related ground disturbance.</p>	<p>Tribal Consultation-2:</p> <p>Prior to the issuance of a grading permit, the project applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians – Kizh Nation and present evidence of such communication to the City of Placentia Community Development Department Director, or designee, demonstrating the following shall occur:</p> <ul style="list-style-type: none"> • On-call monitoring services by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the

pre-grading conference to establish procedures for tribal cultural resource surveillance.

- Native American Indian Sensitivity Training by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.
- Construction Monitoring by a qualified Native American Monitor for ground-disturbing construction activities, as follows:
 - Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, and trenching);
 - Spot-checking of previously disturbed soils that have not been previously monitored; and
 - Monitoring previously undisturbed native soils.

The Native American Monitor(s) shall complete monitoring logs on a daily basis when on site. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the project site grading and excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources. The Tribal Monitor shall provide a monitoring final report, with daily logs, to the project applicant.

<p>City of Placentia for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related to excavations.</p> <p>Applicant to ensure the construction contractor and/or qualified archeologist shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation if funerary objects are discovered.</p>	<p>Tribal Consultation-3:</p> <p>Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact, and the construction contractor and/or qualified archeologist shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe).</p>
<p>City of Placentia for inclusion of mitigation measure in City Grading/Building Permits for residential development and other construction authorizations related to excavations.</p> <p>Applicant to ensure the construction contractor and/or qualified archaeologist shall stop work and notify the Orange County Coroner if human remains are discovered.</p>	<p>Tribal Consultation-4:</p> <p>As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Orange County Coroner’s office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.</p> <p>In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of covering is not available, a 24-hour guard shall be posted outside working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall</p>

	<p>work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location shall be considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of cemetery sites.</p> <p>Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains without prior review and approval of study plans.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container onsite if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>
<p>City of Placentia 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.</p> <p>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.</p>	<p>Biology-1:</p> <p>If construction is anticipated to commence during the nesting season (between February 1 and August 31 of any given year, or as determined by a local CDFW office), a qualified avian biologist shall conduct a pre-construction nesting bird survey no earlier than one week prior to construction.</p> <p>In accordance with the MBTA and California Fish and Game Code (CFGC) (3503, 3503.5, 3513), if an active bird nest of a protected species is located during the pre-construction survey and potentially will be affected, a no-activity buffer zone shall be delineated on maps and marked in the field by fencing, stakes, flagging, or other means up to 500 feet for raptors, or 100 feet for non-raptors. Materials used to demarcate the nests will be</p>

	<p>removed as soon as work is complete or the fledglings have left the nest. The qualified avian biologist will determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species.</p> <p>Buffer zones will not be disturbed until the qualified avian biologist determines that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be affected by project activities. Periodic monitoring by the qualified avian biologist will be performed to determine when nesting is complete. After the nesting cycle is complete, project activities may begin within the buffer zone.</p>
<p>City of Placentia 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.</p> <p>Applicant for contracting a qualified biological monitor if special-status wildlife species or nesting bird species are observed during pre-construction breeding bird surveys.</p>	<p>Biology-2:</p> <p>If special-status wildlife species or nesting bird species are observed and determined present within the project site during the pre-construction breeding bird surveys, then a biological monitor shall be on site to monitor throughout activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts on nesting birds and other wildlife species. Monitoring shall also be conducted periodically during construction activities to ensure no new nests occur during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor shall ensure that all best management practices, avoidance, protection, and mitigation measures described in the relevant project permits and reports are in place and are adhered to.</p> <p>The biological monitor shall have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor shall notify the appropriate resource agency and consult if needed. If necessary, the biological monitor shall relocate the individual outside the work area where it will not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity will not result in adverse effects on the species.</p> <p>The appropriate agencies shall be notified if a dead or injured protected species is located within the project site. Written notification shall be made within 15 days</p>

	of the date and time of the finding or incident (if known) and must include location of the carcass, a photograph, cause of death (if known), and other pertinent information.
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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: 12/8/2020

Name/Title/Organization: _____

Jaclyn Canzone / Staff Specialist / OC Housing & Community Development

Certifying Officer Signature: Julia Bidwell Date: 12/8/2020

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).



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Environmental Review Project Information

This format may be used by Partners to submit information for Part 50 or Part 58 reviews

Project Information

**Required fields are marked with an asterisk.*

***Project Name:** Santa Angelina Senior Community

***Applicant/Grant Recipient:** OC Housing and Community Development

***Point of Contact:** Jaclyn Canzone

Consultant (if applicable): Chambers Group, Inc.

Point of Contact (if applicable): Kelene Strain

*HUD Program Information

Add as many rows as necessary to include all sources of HUD assistance.

Grant or Project Number	HUD Program (e.g. CDBG, 223(f) Refinance, Public Housing Capital Fund, RAD)
	HOME
	21 OCHA Project-Based Vouchers

***Estimated Total HUD Funded, Assisted, or Insured Amount:** \$6,961,280.00

***Estimated Total Project Cost** (HUD and non-HUD funds): \$31,246,188.00

*Project Location:

Provide a street address or intersection for your project. Provide additional information on the project located beyond the address as necessary for the scope of the project in a narrative in the provided textbox. For example, any new construction and projects affecting a larger area may require more context than simply a street address. If the project affects a large area, such as an infrastructure or community services project, select a representative address and describe the project location.

1314 North Angelina Drive, Placentia, California 92870. Assessor’s Parcel Number 340-273-25.

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

Provide a project description that captures the maximum anticipated scope of the proposal. It should include all contemplated actions which logically are, either geographically or functionally, a composite

part of the project, regardless of the source of funding. Describe all physical aspects of the project, such as plans for multiple phases of development, size and number of buildings, and activities to be undertaken. Include details of the physical impacts of the project, including whether there will be ground disturbance. If applicable, indicate whether the project site will require acquisition or if the sponsor already has ownership.

The Santa Angelina Senior Community project involves the development of an affordable multi-family residential project and new Church Parish Hall (project) at the northeast corner of the intersection of North Angelina Drive and Morse Avenue in Placentia, California. The project site is approximately 3.85 acres. The Church of the Blessed Sacrament, an Episcopal Church, is located on the Project site. The project would provide a total of 65 units: 64 units affordable to seniors (ages 62 and up) earning less than 60 percent of the Area Median Income (AMI) and one exempt manager's unit.

The proposed 65 units will be located within 2 two-story buildings (Building 1 and Building 2). Building 1 will include 28 one-bedroom units and 4 two-bedroom units. Building 2 includes one studio unit, 30 one-bedroom units, 2 two-bedroom units, and a community room. Developed at an overall density of 16.7 units per acre, the proposed project will provide 58 one-bedroom units that average 569 gross square feet, 6 two-bedroom units that average 810 gross square feet, and 1 studio unit that is 467 square feet. In total, the project proposes approximately 42,500 square feet of new residential building area.

Building 1, at the north end of the site, would be a linear two-story structure with double-loaded corridors. Building 2 would be a two-story, U-shaped building located along Morse Avenue with an internal courtyard designed to include recreational amenities and seating areas. Careful consideration of the character and scale of the surrounding neighborhood was taken to ensure that the project architecture and massing blends in with the existing surrounding uses.

The project would also involve construction and/or installation of additional project features for use of the residents, safety personnel, and the neighboring church. These additional project features include: four courtyard areas, a children's picnic area, a community garden, two new parking lots, a fire truck turn-around, a memorial garden, an outdoor terrace, a gathering lawn, trash enclosures, a shed, bike racks, new parking spaces, and a new transformer. Additionally, the existing 3,472-square-foot Parish Hall would be demolished on site and replaced with a new approximately 3,974-square-foot Parish Hall with a 544-square-foot covered portico. A Project Location Map and Preliminary Site Plan are provided below.

In order to serve the project, the necessary utilities, new sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed. Domestic water, fire water, irrigation, and natural gas, connections would be connected to existing water mains, water line, and gas lines in North Angelina Drive and/or Morse Avenue.

***Does this project involve over 200 lots, dwelling units, or beds?**

- Yes
- No

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

Record the compliance or conformance determinations for each statute, executive order, or regulation using the Related Law and Authority Worksheets available at

<https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/>. Provide credible, traceable, and supportive source documentation for each authority. Attach all Partner worksheets as well as additional documentation as appropriate.



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WASHINGTON, DC 20410-1000

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Airport Hazards (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

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

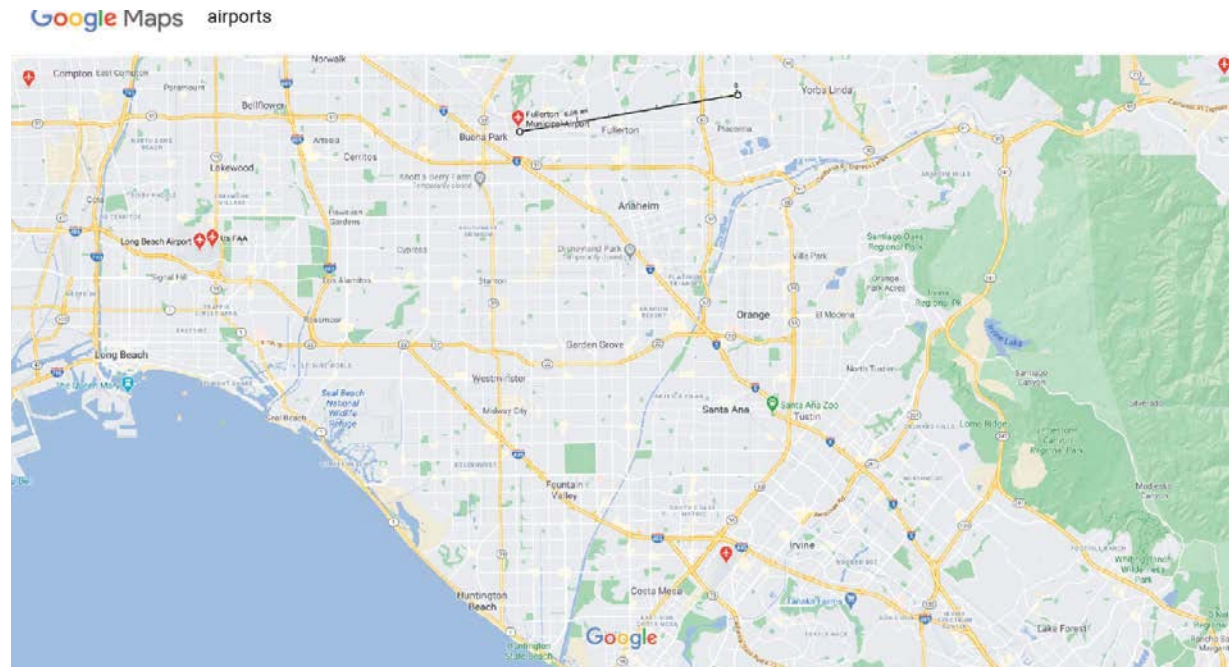
Worksheet Summary

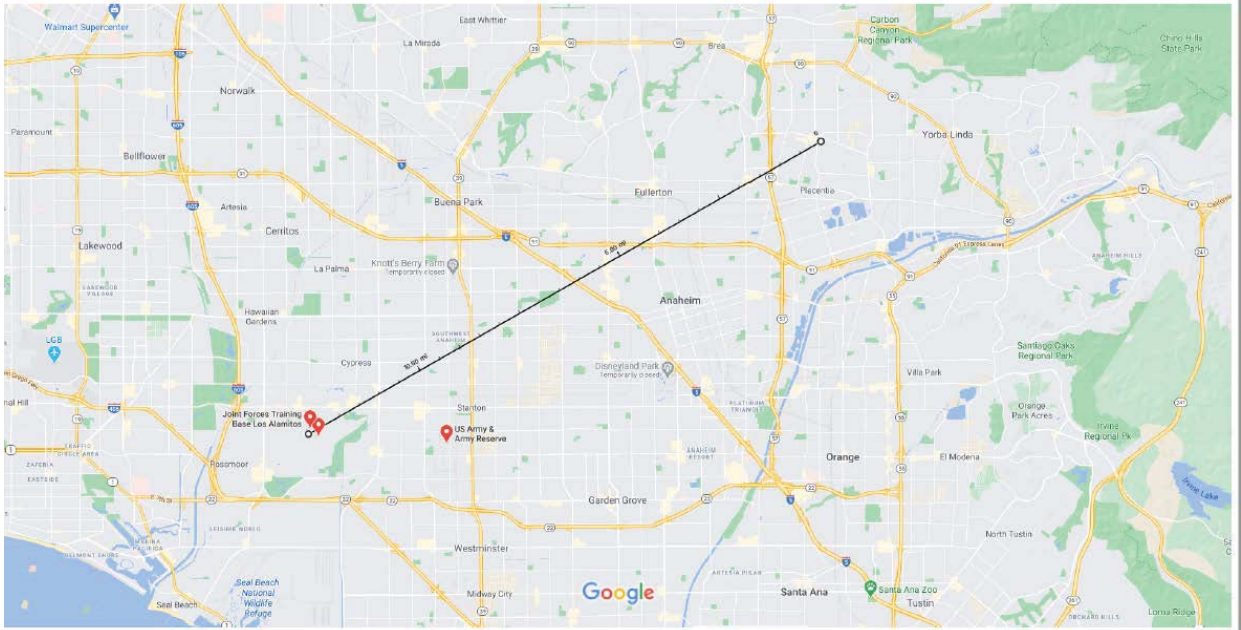
Provide a full description of your determination and a synopsis of the information that it was based on, such as:

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

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

Refer to Google Maps for the location of the project in reference to the airports. The project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport.







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Airport Runway Clear Zones (CENST) – PARTNER

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

1. Does the project involve the sale or acquisition of developed property?

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

Yes → *Continue to Question 2.*

2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)¹?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

Yes → *Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. [A sample notice is available through the HUD Exchange.](#)*

Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.

Worksheet Summary

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

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

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

¹ Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA’s Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.

The project will involve the rehabilitation of an existing facility. There will be no land acquisition or sale involved of new properties. The project is not located within the immediate vicinity of an airport. Refer to the project description "Environmental-Review-Partner-Worksheet".



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Air Quality (CEST and EA) – PARTNER

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

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

Yes → Continue to Question 2.

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

2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

Follow the link below to determine compliance status of project county or air quality management district:

<https://www.epa.gov/green-book>

No, project’s county or air quality management district is in attainment status for all criteria pollutants

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

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

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

No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed *de minimis* or *threshold* emissions.

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

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

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

No mitigation measures would be required.

Worksheet Summary

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

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

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

Based on the maximum construction estimates discussed in the CEQA IS/MND of the project, the calculations show that the emissions would be below the *de minimis* thresholds. For example, the maximum construction emissions for PM_{2.5} is approximately 0.456 tons/year. The *de minimis* thresholds is 70 -100 tons/year.

Potential air quality and greenhouse gas impacts were addressed in the IS/MND prepared for the project. The project is located within the Orange County portion of the South Coast Air Basin (Air Basin), and air quality regulation is administered by the South Coast Air Quality Management District (SCAQMD). The Air Basin has been designated by the federal Environmental Protection Agency (EPA) as a nonattainment area for Ozone, and PM_{2.5} (fine particulate pollution). Emissions resulting from project construction and operations were modeled using CalEEMod 2016.3.2.

MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Emissions, 2022	2.8	35.0	19.6	4.2	2.5
Maximum Emissions, 2023	17.0	4.7	5.1	0.6	0.3
<i>SCAQMD Significance Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>55</i>
Significant? (Yes or No)	No	No	No	No	No

Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate nitrogen oxides (NOX) emissions. Based on the emissions

calculations, the project construction will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant.

MAXIMUM DAILY PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions	1.16	0.06	5.36	0.03	0.03
Energy Source Emissions	0.03	0.23	0.11	0.02	0.02
Mobile Source Emissions	0.42	1.53	5.34	2.25	0.61
Total Operational Emissions	1.6	1.8	10.8	2.3	0.7
<i>SCAQMD Significance Thresholds</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>55</i>
Significant? (Yes or No)	No	No	No	No	No

Operational emissions associated with the project would be generated by area sources, motor vehicles, and energy demand resulting from normal day-to-day activities of the project. For each criteria pollutant, operational emissions would be below the pollutant’s SCAQMD significance threshold. The new buildings will be designed and built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11), which includes mandatory measures for nonresidential site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

Based on the emission calculations prepared, the project is compliant with 40 CFR Parts 6,51, and 93, and does not exceed the applicable National Environmental Policy Act (NEPA) de minimis thresholds, and therefore, does not require mitigation measures.



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Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

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

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

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

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

- Yes, with mitigation. → The RE/HUD must work with the State Coastal Management Program to develop mitigation measures to mitigate the impact or effect of the project.
- Yes, without mitigation. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.
- No → Project cannot proceed at this location.

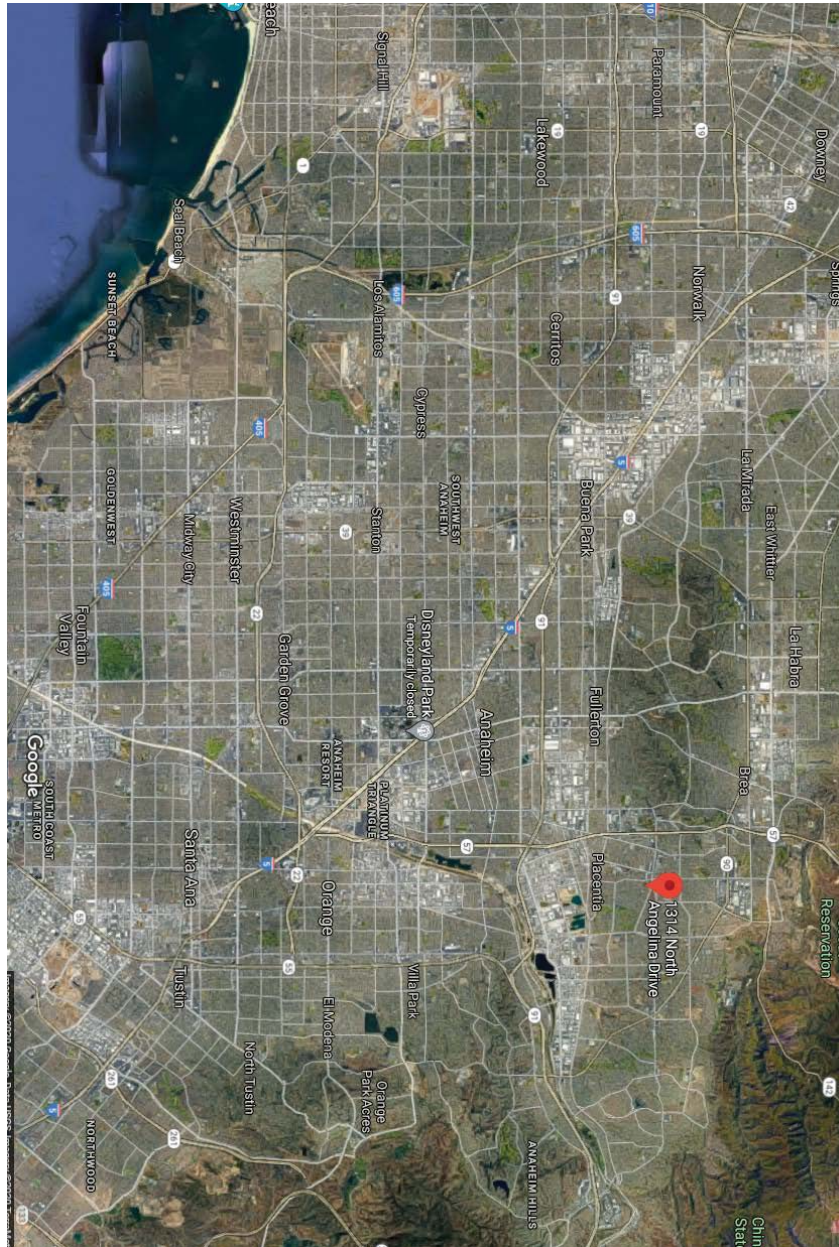
Worksheet Summary

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

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

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

The project is located inland and has no frontage to the Pacific Ocean.





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

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

<https://www.hudexchange.info/programs/environmental-review/site-contamination>

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

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

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.

Continue to Question 2.

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

- No → Explain below.

The Phase I indicated no RECs in connection with the project property. The construction includes demolition of an existing building which could contain asbestos and lead materials due to the date of the building. Measures are proposed to address concerns related to the construction-related hazardous materials.

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

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

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

3. Can adverse environmental impacts be mitigated?

- Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.
- Yes, adverse environmental impacts can be eliminated through mitigation.
→ *Provide all mitigation requirements² and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls³, or use of institutional controls⁴.

The Phase I indicated no RECs in connection with the project property. The construction includes demolition of an existing building which could contain asbestos and lead materials due to the date of the building. Measures are proposed to address concerns related to the construction-related hazardous materials.

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

- Complete removal
- Risk-based corrective action (RBCA)
- *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

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

The Phase I ESA states that there were no RECs identified in connection with the project. However, due to the age of the existing buildings and potential presence of ACMs and LBP that may be present, the

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

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

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

project would require mitigation measures which include a comprehensive survey to confirm the presence of ACMs and LBPs prior to demolition and preparation of a Hazardous Abatement Plan should one be required.



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Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

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

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

→ Continue to Question 2.

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

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#).

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

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

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

→ Continue to Question 3.

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

A desktop analysis and surveys were performed at the project site. The results indicate that because of the urbanized area of the project, no endangered, rare, threatened species are anticipated. Few special-status plant species and habitats were found. While no endangered species were found, mitigation measures were implemented to mitigate potential impacts to nesting birds.



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Environmental Assessment Factors and Analysis

This format may be used to submit information for Part 50 or Part 58 reviews.

Complete this form only if an Environmental Assessment¹ is anticipated.

***Environmental Assessment Factors** [Ref. 40 CFR 1508.8 &1508.27]

In the table below, describe the effects of the proposal on the character, features and resources of the project area. Evaluate and document each factor as appropriate and in proportion to its relevance to the proposed action. Provide credible, traceable, and supportive source documentation as appropriate. Identify any conditions, attenuation, or mitigation measures.

Environmental Assessment Factor	Impact Evaluation
LAND DEVELOPMENT	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	To develop the project site as currently envisioned, the project will submit a General Plan Amendment (GPA 2020-01) to change the General Plan land use designation of the project site from Low Density Residential to High Density Residential. The project will also submit a Zone Change (ZC 2020-01) from R-1 Single-Family Residential District to R-3 High-Density Multiple-Family District. Additionally, the project will undergo the following permits and approvals: <ul style="list-style-type: none"> • Development Plan Review • Site Plan Review • Building plan check • Fire Code • California Building Code • Water quality permit • Asbestos and lead-based paint clearances

¹ Environmental Assessments are required for projects that are not categorically excluded under 24 CFR 50.19-50.20 or 24 CFR 58.34-58.35. These are typically required for larger projects including new construction, major rehabilitation, or conversion. The responsible entity (for Part 58 reviews) or HUD (for Part 50 reviews) will determine the level of review for the proposed project. Projects that are categorically excluded or exempt from the National Environmental Policy Act need not complete any of this form from Environmental Assessment Factors on.

	<ul style="list-style-type: none"> • California Health & Safety Code <p>The project will be in conformance with City guidelines with submittal and approval of the required plans and permits.</p> <p>The project will be compatible with surrounding land uses, which include existing detached single-family homes to the north, west, and south across Morse Avenue.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Successful building development has occurred on the site during construction of the Church, Parish Hall, and classroom structure. Residential and commercial developments have been completed on adjacent parcels, indicating that the soils in the area are suitable for the proposed development. Technical studies were prepared to analyze the soils suitability, drainage, and erosion potential at the project site.</p> <p>Soil Suitability:</p> <p>Soil materials encountered at the subject site generally consisted of Quaternary-aged alluvium. Artificial fill materials were encountered within the parking lot, with an approximate thickness of 4 feet. The artificial fill consists of a sandy clay, grayish brown, moist, very stiff with fine- to medium-grained sand. The alluvial materials were encountered to the maximum depth explored of 51.5 feet and are composed of interbedded layers of damp to moist, reddish brown and light reddish-brown sandy clay, silty sand, clayey sand, silty clay, and sand. The granular alluvial soils are typically medium dense while the fine-grained alluvial soils are typically very stiff to hard. Natural deposits of alluvial soil may have an unstable soil structure which collapses when wet. Collapsible soils shrink upon being wetted and/or being subject to load. Existing artificial fills on the project site are considered unsuitable for support of the project. The near-surface alluvial soils are compressible, which would result in excessive settlement of the project unless these soils are removed and recompacted as described in the project Preliminary Geotechnical Investigation Report. Measures will be implemented to address impacts on soils from settlement, subsidence, or collapse.</p> <p>Slope:</p> <p>The project site is relatively flat with no discernable slopes. Temporary construction slopes will be required to complete removal of unsuitable soils and for construction of underground utilities, which may exceed 4 feet in height.</p> <p>Drainage and Erosion:</p> <p>The drainage pattern at the project site is westerly and southwesterly, toward the intersection of North Angelina Drive and Morse Avenue, via surface flow, including a ribbon gutter within the at-grade parking lot, which conveys stormwater flows toward the southwest corner.</p>

	<p>The project site would be most susceptible to erosion during construction when the soil is exposed and before landscaped areas have been installed. Implementation of best management practices (BMPs) in accordance with the County of Orange Drainage management Plan (DAMP) would address soil erosion and sedimentation to avoid or minimize the transport of soil or contaminants offsite.</p> <p>The project would be required to obtain a Construction General Permit, prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement site-specific BMPs to minimize or prevent pollutants from discharging into receiving waters.</p> <p>The project design includes drainage structures that tie into the City's existing storm drainage system. Project development over 1 acre requires that a SWPPP be developed for the project's Construction General Permit. This is a standard development condition for construction projects that will apply to this project.</p> <p>Storm Water Runoff:</p> <p>Under existing conditions, stormwater runoff generated on the project site would be captured by a series of roof and area drains in both the courtyard and the perimeter of the project site. All runoff exiting the site will tie in to existing City storm drain infrastructure on Kraemer Boulevard.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>Hazards:</p> <p>The project site would not be affected by natural hazards such as fault zones, bluffs, waterbodies, terrains, or wildfire. Hazards have potential to result from the presence of ACMs and LBP within the existing Parish Hall, which would be demolished. Mitigation measures would be developed to confirm the presence or absence of ACMs or LBP prior to demolition to prevent potential exposure to workers and/or building occupants. As construction of the project commences, adequate signs and fencing would be installed throughout the project site and along the entrances for public safety. Compliance with the mitigation measures in addition to applicable laws and regulations would reduce the potential for accidental releases of hazardous materials and construction hazards impacts.</p> <p>Nuisance:</p> <p>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</p>

	<p>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.</p> <p>Noise:</p> <p>A full discussion will be provided in the “Noise Abatement and Control” section.</p>
Energy Consumption	<p>The homes developed by this project are required to comply with the current California Building Code and the State’s Title 24 energy regulations. Complying with these requirements alone, will provide reduced energy consumption compared with conventional home development without these requirements.</p> <p>Additionally, the City has adopted an optional Sustainability Element of the General Plan that provides analysis and guidelines for sustainable practices within the City that will help to reduce energy consumption and provide for enhanced sustainable practices city-wide. Implementation of these strategies is intended to reduce project energy consumption and greenhouse gas emissions.</p>
SOCIOECONOMIC	
Employment and Income Patterns	<p>The project would provide affordable housing to the area. The availability of affordable housing would provide its eligible senior residents closer access to public facilities and commercial businesses. Project construction activities may provide temporary short-term employment for construction workers in the City but are not expected to significantly change income patters within the City.</p>
Demographic Character Changes, Displacement	<p>The project will develop access to affordable housing to meet the needs of the City. Currently, the City has a shortage of housing, including available extremely low, very low, low, moderate, and above-moderate income housing. This project will assist the City to meet its RHNA requirements for affordable housing.</p> <p>The project requires submittals for a General Plan Amendment, Zone Change, Development Plan Review, Design Review, and building permits. This would allow residential development at the project site. 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 a Church, Parish Hall, and day school. The church and day school will remain undisturbed, and the Parish Hall will be demolished and reconstructed. No displacement of persons will be associated with the project. In</p>

	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 would complement the Church and the surrounding neighborhoods.
COMMUNITY FACILITIES AND SERVICES	
Educational and Cultural Facilities	<p>Educational:</p> <p>The project will not have an impact on education facilities. Because of the age restriction of the persons living onsite, the project would not generate school-aged children and would not result in an increase demand of elementary to high school facilities.</p> <p>Cultural:</p> <p>Numerous cultural facilities are in the City and Orange County, and the City has identified cultural sites and opportunities in both the City General Plan’s Conservation and Open Space & Recreation Elements. The project will not impact any of these existing and planned opportunities for cultural activities and facilities. Seniors who live in the new housing will benefit from these existing cultural facilities.</p>
Commercial Facilities	The project is in proximity to existing commercial facilities including a post office, bank, dentist office, bridal store, and spa/nail salon. Applications for a General Plan Amendment, Zone Change, Development Review, Design Review, and building permits associated with the project would allow for the development of residential buildings onsite. 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 proximity to commercial businesses would provide the residents closer access to these services.
Health Care and Social Services	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 1.0 mile southwest of Brea Family Care, Yorba Linda Medical Center, and Placentia-Linda Hospital. 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.
Solid Waste Disposal / Recycling	The City contracts with Republic Services for collection and disposal of the City’s solid waste. Through a contract with the

	<p>City, Republic Services provides weekly residential, commercial, and industrial refuse services. The primary solid waste disposal locations for the City are Frank R. Bowerman Landfill in Irvine or the Olinda Alpha Landfill in Brea. The Bowerman landfill is 725 acres and has a daily maximum permitted capacity of 11,500 tons per day. This landfill is expected to close in December 2053. The Olinda Alpha landfill is 420 acres and has a maximum permitted capacity of 8,000 tons per day. This landfill is expected to close in December 2030. While the development of new housing will have a corresponding incremental increase in construction waste and in residential solid waste generation, there is sufficient landfill capacity to support the project.</p>
<p>Waste Water / Sanitary Sewers</p>	<p>A Sewer Analysis Report was prepared to discuss the sanitary sewers serving the project and analyzes wastewater needs associated with the project.</p> <p>The project proposes offsite sewer improvements to connect the sewer lines from the project site to the existing sewer network under streets located adjacent to the site. As detailed in the City's General Plan EIR, the City provides wastewater collection service to the majority of parcels within the City limits through approximately 84 miles of gravity sanitary sewer pipelines owned and operated by the City. The City's system has no lift stations or force mains but includes 11 inverted siphons. The wastewater collection system conveys untreated wastewater to Orange County Sanitation District (OCSD) trunk sewer system via 35 separate connections. OCSD operates wastewater treatment and water reclamation facilities (OCSD Wastewater Treatment Plant No. 1 and OCSD Wastewater Treatment Plant No. 2) with a combined capacity of 332 million gallons per day (mgd) that treat an average daily flow of 184 mgd of wastewater from residential, commercial, and industrial sources.</p> <p>The project is estimated to generate 100 gallons per day (gpd) of wastewater per unit, or a total of 6,500 gpd (Appendix G). Sufficient wastewater treatment capacity is available in the region, and project development would not require construction of new or expanded wastewater treatment facilities.</p>
<p>Water Supply</p>	<p>City water service primarily comes from Golden State Water Company (GSWC), with a portion of the City served by Yorba Linda Water District (YLWD). Three water systems serve the Golden State Water Placentia Customer Service Area. Water delivered to Placentia customers is a blend of groundwater pumped by six active GSWC-owned wells from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project (imported and</p>

	<p>distributed by Metropolitan Water District of Southern California).</p> <p>The groundwater wells have a combined design well capacity to produce 9,689 acre-feet per year (AFY) of groundwater. Total groundwater pumping for the Placentia-Yorba Linda System ranged from 2,529 AFY to 4,046 AFY over the five years from 2011 to 2015. The project is estimated to require 12.49 to 36.4 AFY; therefore, adequate water supplies and facilities are available to serve the proposed project. Additionally, the YLWD determined that it is capable of meeting all customers' demands with significant reserves held by Metropolitan, local groundwater supplies, and conservation in multiple dry-years from 2020 through 2040.</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>Police:</p> <p>The Placentia Police Department (PPD) provides police services in the City and would provide law enforcement services to the project site. The City operates its police department at the City Hall complex. The City's police department headquarters is located at 401 East Chapman Avenue, approximately 1.0 mile south of the project site. An information request letter was sent to the PPD asking about the potential impacts of the project to law enforcement services. The PPD response letter stated that the proposed project would not require the construction of new law enforcement facilities to meet existing law enforcement demands, in addition to the proposed project's demands.</p> <p>Fire:</p> <p>Fire Services for the City are provided by the Placentia Fire and Life Safety Department (PFLSD). The nearest PFLSD station to the project site is Station 2 at 1530 North Valencia, approximately 0.5 mile to the northeast. The project is anticipated to generate between 71 and 207 residents. Due to the limited number of dwelling units, this increase is expected to have minimal impacts on fire service demands and would not result in the need for new or expanded services or facilities.</p> <p>Emergency Medical:</p> <p>Emergency medical services are provided by PFLSD, as well as Placentia-Linda Hospital and private medical clinics and ambulances in the City. Placentia-Linda Hospital is approximately 1.0 mile northwest 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>Parks, Open Space and Recreation</p>	<p>The parks that would most likely serve the project site are Bradford Park, at 136 East Palm Circle, located approximately</p>

	<p>0.25 mile northwest of the project site, and Goldenrod Park, at 925 Goldenrod Street, located approximately 0.5 mile south of the project site. The project would construct onsite recreational amenities including a 1,500-square-foot senior-oriented community room, a new terrace and garden area, a memorial courtyard, and several unique landscaped areas. The addition of between 71 to 207 residents associated with the project would not result in the need for construction of a new or expanded park facilities due to the proposed onsite recreational amenities.</p>
<p>Transportation and Accessibility</p>	<p>A Transportation Assessment conducted by Fehr & Peers was prepared for the project in September 2020. The assessment documents the vehicle trip generation resulting from the project, anticipated to add 19 or less trips during the peak hour.</p> <p>The project would not alter the surrounding roadways. Vehicular access to the project site is currently provided via driveways on Morse Avenue and North Angelina Drive. A new driveway would be added along North Angelina Drive, near the northwest corner of the project site, to provide access for residents to a designated parking area. A firetruck turnaround would be located at the northeast corner of the project site.</p> <p>Within a quarter mile of the project are four bus routes operated by the Orange County Transportation Authority (OCTA), including Routes 26, 129, 153, and 71. In addition to local bus routes, in 2016, OCTA approved a Metrolink commuter rail station along the Orangethorpe rail corridor to serve the Metrolink 91 – Perris Valley - line. The proposed Placentia Metrolink station is approximately 1.7 miles from the proposed project site and is easily accessible via bus on Routes 129 or 26.</p> <p>The location of the project is considered “Very Walkable” (meaning that most errands can be accomplished on foot and do not require a car) with a walk score of 75. A walk score measures the walkability of a location which is based on distance to amenities. A 5-minute walk for example is given high points. A walk score ranges from 0 (car-dependent) to 100 (walker’s paradise). Within a quarter mile are more than 15 restaurants, several grocery stores, and a variety of retail stores and services, a pharmacy, financial institutions, and several parks. It is entirely feasible for residents at the project site to complete errands on foot if desired.</p>
<p>NATURAL FEATURES</p>	
<p>Unique Natural Features, Water Resources</p>	<p>The project site is located within a developed suburban setting. No unique natural features or water resources would be affected by the project.</p>

Vegetation, Wildlife	<p>Literature reviews and a field investigation were completed to determine if any special-status species, vegetation communities, or wildlife species were located at the project site. The results of these reviews are reported in the CEQA documentation for the project.</p> <p>Surveys of the project site found that the site has been fully developed as a Church, Parish Hall, and day school with most of the site developed or landscaped with ornamental and non-native vegetation. Additionally, nine bird species were observed visually, by vocalization, or by their sign. Several of these bird species are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, and 3513). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey.</p>
Other Factors	No “other factors” are considered for this project.

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

The underlying purpose and need to which the agency is responding in proposing the action and its alternatives. Describe how the proposed action is intended to address housing and/or community development needs.

The purpose of the project is to provide low- and moderate-income housing to seniors ages 62 and up earning less than 60 percent of the AMI. Seniors have specialized housing needs and fixed incomes that are not able to meet the demand of market-rate housing. The project provides the opportunity for seniors to live in a safe, supportive, and affordable environment.

Developing a housing community with rent-restricted units for senior residents would also enable the City to meet the unique housing need of senior residents and advance the City’s effort to meet their Regional Housing Needs Allocation (RHNA) of 231 units for low and very low-income households.

***Existing Conditions and Trends:**

Determine existing conditions and describe the character, features, and resources of the project area and its surroundings; identify the trends that are likely to continue in the absence of the project.

The project is located at the northeast corner of the intersection of North Angelina Drive and Morse Avenue in the center portion of the City of Placentia (City). The site is approximately 3.85 acres and is occupied by the Church of the Blessed Sacrament Episcopal Church. The Church operates out of two buildings, including the main Parish Hall and a separate structure with several classrooms. The northern and southeastern portions of the site are undeveloped and are landscaped with trees and grass. The southern portion of the project site contains a surface parking lot for visitors. Land uses surrounding the project site include detached single-family homes to the north and east as well as to the south across Morse Avenue. To the west across North Angelina Drive are commercial land uses, including a post office, bank, dentist office, bridal store, and spa/nail salon. Morse Elementary School is approximately 600 feet east of the project site.

The project property is at an elevation of approximately 300 feet above sea level and is generally level. Existing land onsite is classified as urban developed/ornamental and consists mainly of areas occupied by man-made structures, paving, and other impermeable surfaces that cannot support vegetation. Onsite vegetation consists of non-native, ornamental species.

According to the City of Placentia General Plan Housing Element, the City experienced a 12.7-percent population increase between 1990 and 2000 and an 11.4-percent increase between 2000 and 2013. As of 2013, housing prices have risen as Orange County's economy continues to recover from the recession, and the inventory of homes for sale remains low compared to demand (City 2019). Further, certain segments of the population may have more difficulty in finding affordable and suitable housing due to special needs. Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. According to the City's 2019 General Plan Housing Element, about 25 percent of households in Placentia were headed by a householder age 65 or older (City 2019). With the increase in housing prices, finding affordable homes for low- to moderate-income seniors has become difficult.

Evaluating the RHNA through the year 2021, the City has identified the need for 56 extremely low-income units, 56 very low-income units, 81 low-income units, 90 moderate-income units, and 209 above moderate-income units (City 2019).

***Cumulative Impact Analysis:**

Identify below the cumulative impact on the environment that will result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over time.

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 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 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:

Identify below other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Include the benefits and adverse impacts to the environment of each alternative, and the reasons (e.g., economic, engineering, or others) for rejecting it.

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

***No Action Alternative:**

Identify below the "no action" alternative, describing the most likely conditions expected to exist in the future in the absence of the implementation of any action.

The No Action Alternative would not construct any residential development on the site and would keep the property as the Church of the Blessed Sacrament 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 to seniors age 62 and up earning less than 60 percent of the AMI.

Additional Studies Performed:

- Phase I Environmental Site Assessment Report 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants.
- Site Testing for Methane 1314 North Angelina Drive, Placentia, California. 2020. Converse Consultants.
- Preliminary Geotechnical Investigation. 2020. Albus-Keefe & Associates, Inc.
- Phase I Cultural Resources Inventory Report. 2020. UltraSystems.
- Preliminary Water Quality Management Plan. 2020. Fuscoe Engineering.
- Preliminary Hydrology Report Placentia Senior Housing. 2020. Fuscoe Engineering.
- Sewer Analysis Report Placentia Senior Housing. 2020. Fuscoe Engineering.
- Santa Angelina Senior Affordable Apartment Homes Transportation Assessment. 2020. Fehr & Peers.

Field Inspection (Date and completed by):

- Site evaluation and tree survey: February 10 and February 12, 2020
- Site evaluation and cultural resources survey: December 19, 2019

List of Sources, Agencies and Persons Consulted:

Gabrieleño Band of Mission Indians – Kizh Nation
Department of Parks and Recreation Office of Historic Preservation

List of Permits Obtained:

Provide a list of permits, reviews, and approvals that are required for project construction.

Permits will be required from the City for development of the project and its components as listed: General Plan Amendment, Zone Change, Development Review Package, and Design Review Package.



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Environmental Justice (CEST and EA) – PARTNER

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

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

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes → *Continue to Question 2.*

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

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

Explain:

→ *The RE/HUD must work with the affected low-income or minority community to decide what mitigation actions, if any, will be taken. Provide any supporting documentation.*

No

Explain:

Mitigation measures and best management practices were implemented for nesting birds, hazardous materials, noise, and archaeological resources to address potential effects from the project and to meet HUD guidelines. These impacts would not disproportionately impact low-income and/or minority communities because the project’s intent is to provide affordable housing.

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

Worksheet Summary

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

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

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

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. This project is seen as an overall benefit to economically disadvantaged groups.



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Housing Requirements – PARTNER

Many Housing Division programs have additional requirements beyond those listed at 50.4. Some of these relate to compliance with 50.3(i) and others relate to site nuisances and hazards.

Requirements for evaluating additional housing requirements vary by program. Refer to the appropriate guidance for your program area (i.e. the Multifamily Accelerated Processing (MAP) guide, Chapter 7 of the Healthcare Mortgage Insurance Handbook, etc.) for specific requirements.

Lead-based paint

Lead-based paint may be present in buildings built prior to 1978. Guidance materials related to lead-based paint, including a helpful online Lead Rule Compliance Advisor, may found by following on HUD’s website. Buildings constructed in 1978 or later do not require lead-based paint testing. Refer to specific program guidance for additional exemptions and requirements.

Was a lead-based paint inspection or survey performed by the appropriate certified lead professional?

- Yes. → *Continue to next question.*
- No, because the project was previously deemed to be lead free. → *Provide all lead free certificates.*
- No, because the project does not involve any buildings constructed prior to 1978. → *Provide documentation of construction date(s).*
- No, because program guidance does not require testing for this type of project. (For example: HUD’s lead-based paint requirements at 24 CFR Part 35 do not apply to housing designated exclusively for the elderly or persons with disabilities, unless a child of less than 6 years of age resides or is expected to reside in such housing. In addition, the requirements do not apply to 0-bedroom dwelling units.) → *Explain determination below.*

Was lead-based paint identified on site?

- Yes. → *Refer to program guidance for remediation requirements. Describe the testing procedure and findings in the textbox below and any necessary mitigation measures in the Mitigation textbox at the bottom of this screen. Upload all documentation below.*
- No. → *Provide all testing documents demonstrating that no lead-based paint was found.*

Describe how exemption or compliance was met and provide any relevant documents such as reports, surveys, and letters.

The Phase I ESA found no evidence of RECs. However, because of the age of the building, there is potential for lead and asbestos containing materials. Measures would be implemented prior to construction to determine the presence/absence of these materials.

Radon

Many Housing Programs require radon testing and mitigation. Radon is a colorless, odorless gas that can enter the air inside of buildings. Refer to specific program guidance for testing and mitigation requirements.

Was radon testing performed following the appropriate and latest ANSI-AARST standard?

- Yes → *Continue to next question.*
- No, because program guidance does not require testing for this type of project. → *Note that radon testing is encouraged for all HUD projects, even where it is not required. Explain why radon testing was not completed below.*

Did testing identify one or more units with radon levels above the EPA action level for mitigation?

- Yes → *Refer to program guidance for remediation requirements. Describe the testing procedure, findings, and mitigation measures below and provide all documentation.*
- No → *Provide all testing documents demonstrating that radon was not found above EPA action levels for mitigation.*

Describe how exemption or compliance was met and provide any relevant documents such as reports, surveys, and letters.

A radon test was not performed. Per the Environmental Protection Agency (EPA) Radon Zone Map, Orange County is designated as a Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L. According to the EPA under the HUD guidelines, mitigation would be required for radon concentrations above 4 pCi/L.

Asbestos

Asbestos may be present in buildings built prior to 1978. Buildings constructed in 1978 or later do not require an asbestos survey. Refer to specific program guidance for additional exemptions and requirements.

Was a comprehensive asbestos building survey performed pursuant to the relevant requirements of the latest ASTM standard?

- Yes
- No, because the project does not involve any buildings constructed prior to 1978. → *Provide documentation of construction date(s).*
- No, because program guidance does not require testing for this type of project. → *Explain in textbox below.*

Was asbestos identified on site?

- Yes, friable or damaged asbestos was identified. → *Refer to program guidance for remediation requirements. Describe the testing procedure, findings, and mitigation measures below and provide all documentation.*
- Yes, asbestos was identified, but it was not friable or damaged. → *Refer to program guidance for remediation requirements. Describe the testing procedure, findings, and mitigation measures below and provide all documentation.*
- No → *Provide all testing documents demonstrating that no asbestos was found.*

Describe how exemption or compliance was met and provide any relevant documents such as reports, surveys, and letters.

The Phase I ESA found no evidence of RECs. However, because of the age of the building, there is potential for lead and asbestos containing materials. Measures would be implemented prior to construction to determine the presence/absence of these materials.

Additional Nuisances and Hazards

Many Housing Programs have additional requirements with respect to common nuisances and hazards. These include High Pressure Pipelines; Fall Hazards (High Voltage Transmission Lines and Support Structures); Oil or Gas Wells, Sour Gas Wells and Slush Pits; and Development planned on filled ground. There may also be additional regional or local requirements.

Describe how compliance was met for any relevant nuisance, hazard or local requirement and provide any relevant documents such as reports, surveys, and letters.

The project site would not be affected by natural hazards such as fault zones, bluffs, waterbodies, terrains, or wildfire.

The Phase I ESA identified that the project site is located within the Richfield Oil Field, and a plugged oil and gas well is approximately 0.1 mile southwest of the project site. In April 2020, a soil gas investigation was conducted to evaluate the project site for the presence of oil field gasses. The measured concentration of methane was less than or equal to 1,000 parts per million; and, because the location of the project site is outside the 300-foot prescribed distance from a plugged oil and gas well, no further action was recommended.



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Explosive and Flammable Hazards (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

→ Continue to Question 2.

Yes

Explain:

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

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

Yes → Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer “no.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “yes.”

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

No

→ Go directly to Question 6.

5. **Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**

Please visit HUD's website for information on calculating Acceptable Separation Distance.

Yes

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

Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

No

→ Continue to Question 6.

Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

6. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.**

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

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

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers

- Any additional requirements specific to your program or region

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

A Phase I ESA was prepared for the project. 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 northwest of the project site but do not constitute a hazard to the project. Mitigation measures are provided related to Hazards and Nuisances.



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Farmlands Protection (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/farmlands-protection>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes → *Continue to Question 2.*

No

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

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951 for assistance

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

Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form [AD-1006, “Farmland Conversion Impact Rating”](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist.
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Work with the RE/HUD to determine how the project will proceed. Document the conclusion:

Project will proceed with mitigation.

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

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

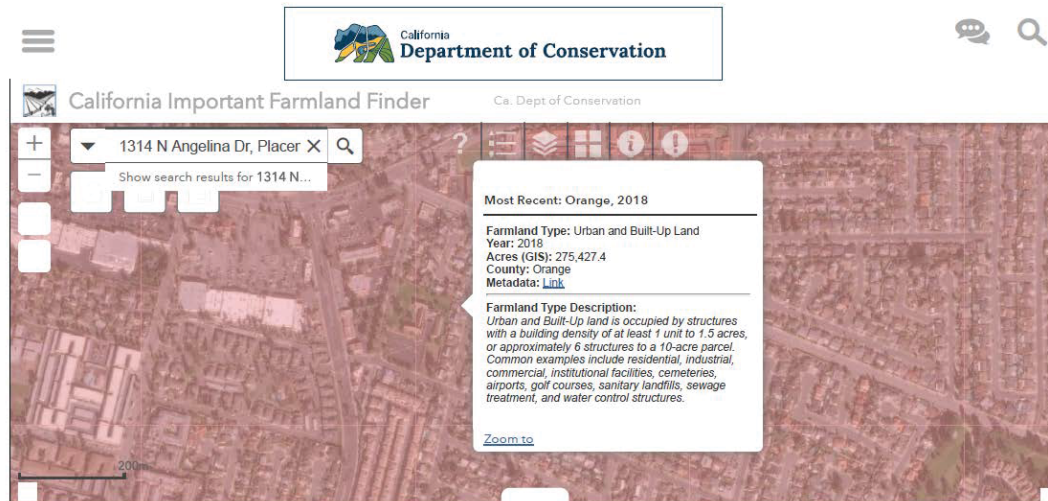
Worksheet Summary

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

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

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

The project, while was historically an agricultural land, is currently urbanized and developed. The site is housed by a church, parish hall, and parking lot.





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Flood Insurance (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/flood-insurance>

1. Does this project involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.
→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

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

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

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

Yes, the community is participating in the National Flood Insurance Program.
Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.
→ Continue to the Worksheet Summary.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood insurance is required.
→ Continue to the Worksheet Summary.

No. The community is not participating, or its participation has been suspended.
Federal assistance may not be used at this location. Cancel the project at this location.

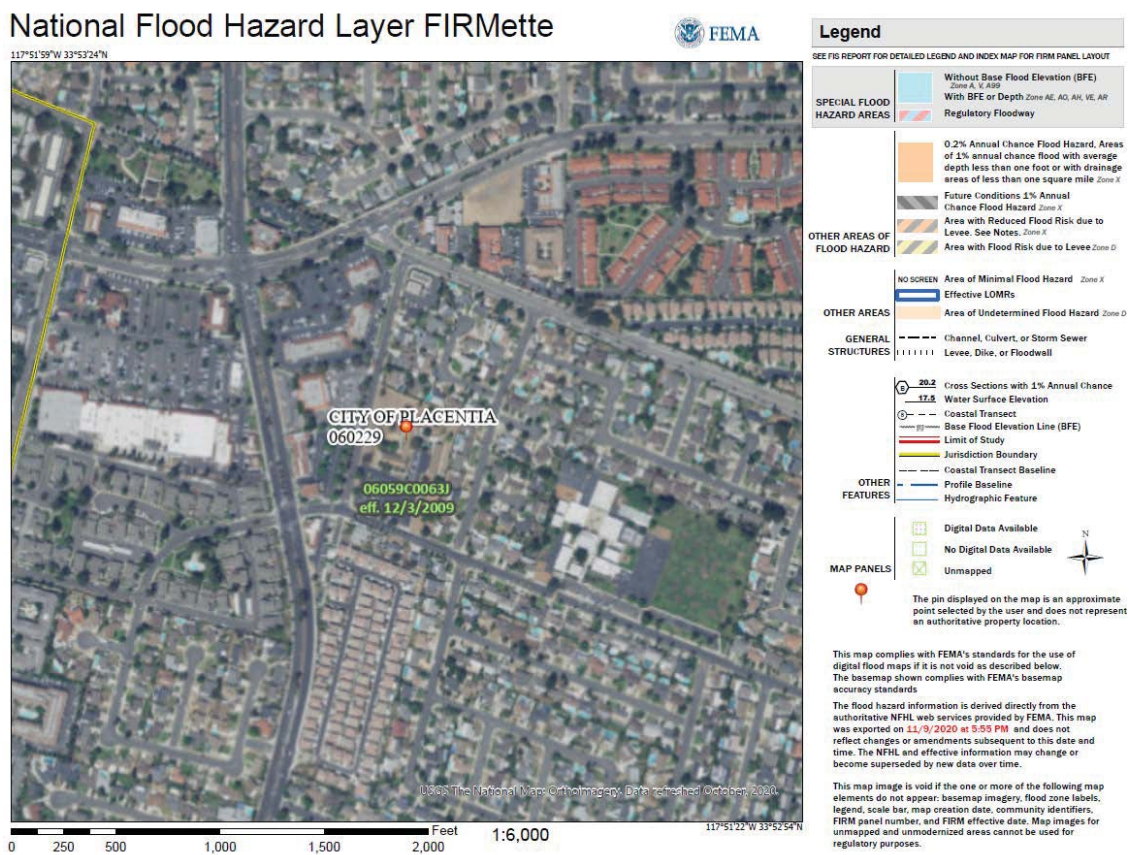
Worksheet Summary

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

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

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

Per the NFHL FEMA map, the project is not located in a special flood hazard or other flood hazard area.





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Floodplain Management (CEST and EA) – PARTNER

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

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

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

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

No → Continue to Question 2.

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

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

Does your project occur in a floodplain?

No → Continue to the Worksheet Summary below.

Yes

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

Floodway → Continue to Question 3, Floodways

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

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

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

3. **Floodways**

Is this a functionally dependent use?

Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.

→ Continue to Worksheet Summary.

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

4. Coastal High Hazard Area

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

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

- No

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

- Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).
→ Continue to Question 6, 8-Step Process
- No, this action concerns only existing construction. Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.
→ Continue to Question 6, 8-Step Process

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.

→ Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.

- 5-Step Process is applicable per 55.12(a)(1-3).

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

→ Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.

- 8-Step Process is inapplicable per 55.12(b)(1-4).

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

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

Worksheet Summary

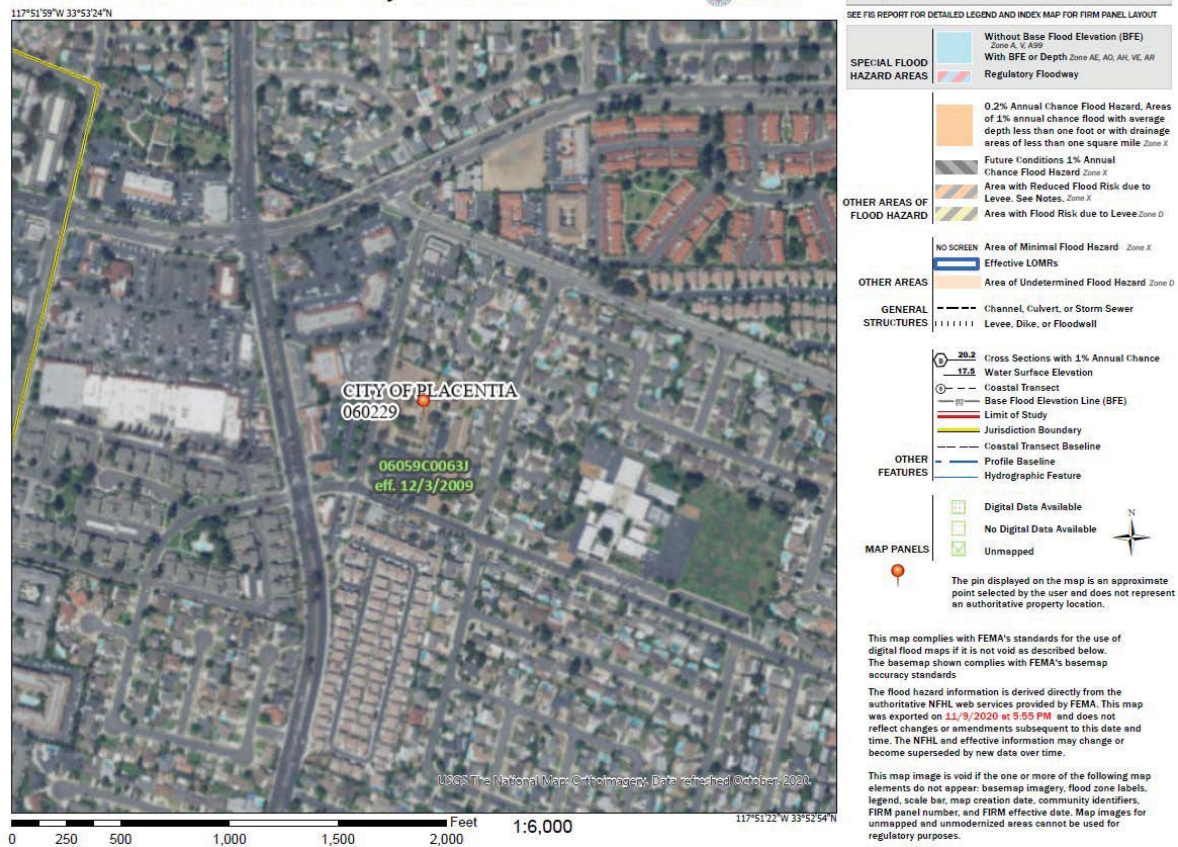
Provide a full description of your determination and a synopsis of the information that it was based on, such as:

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

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

Flood insurance is not required for properties in this zone. Site development is not expected to have an impact on flooding or affect 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.

National Flood Hazard Layer FIRMette





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Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

- No, because a Programmatic Agreement states that all activities included in this project are exempt. (See the [PA Database](#) to find applicable PAs.)

Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ *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:

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

After determining the need to do a Section 106 review, HUD or the RE will initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

Gabrieleño Band of Mission Indians – Kizh Nation and the Department of Parks and Recreation, Office of Historic Preservation.

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

The project is located at the northeast corner of the intersection of North Angelina Drive and Morse Avenue in the center portion of the City of Placentia. The site is approximately 3.85 acres and is occupied by the Church of the Blessed Sacrament Episcopal Church. A Phase I Cultural Survey was prepared for the project to discuss cultural and historic resources. A map of the APE is included in the report and pasted below.

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.

The Phase I Cultural Resources Report identified six historic properties within the half-mile buffer zone but none are within the APE.

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:

No → Continue to Step 3.

Step 3 - Assess Effects of the Project on Historic Properties

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

Choose one of the findings below to recommend to the RE or HUD.

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

No Historic Properties Affected

Document reason for finding:

No historic properties present.

Historic properties present, but project will have no effect upon them.

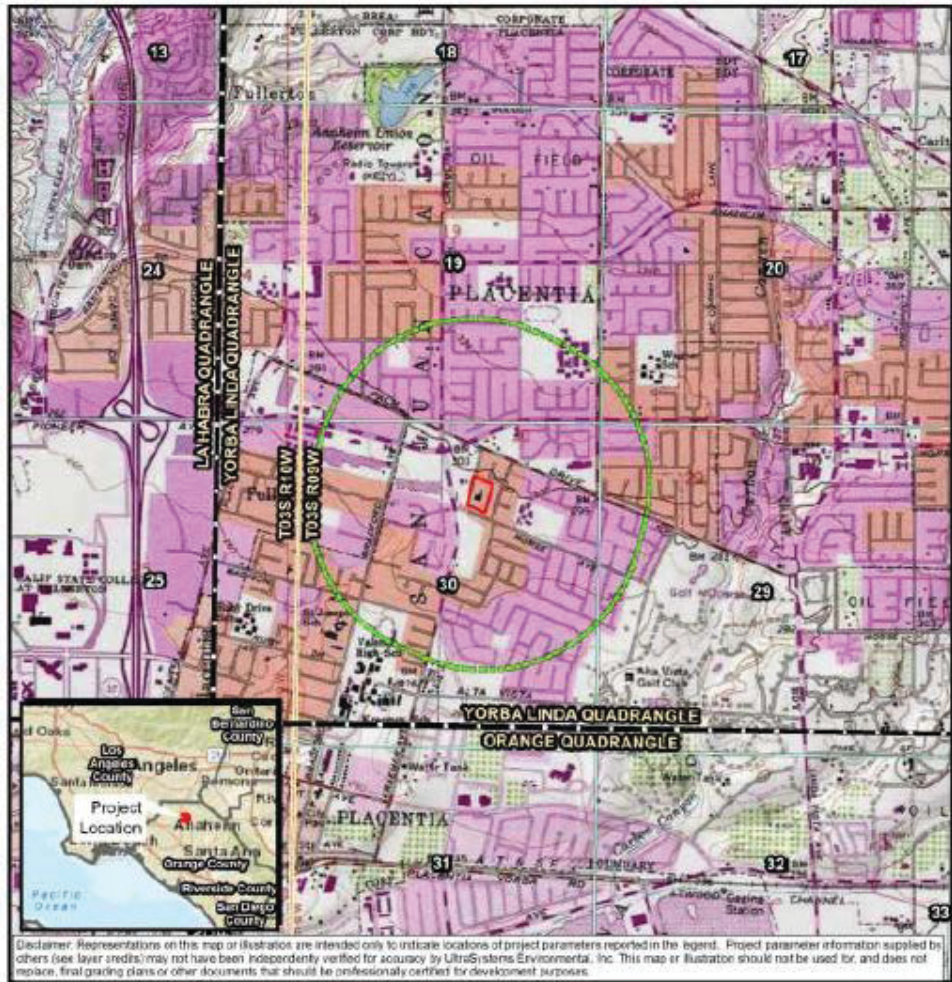
No Adverse Effect

Document reason for finding and provide any comments below.

Comments may include recommendations for mitigation, monitoring, a plan for unanticipated discoveries, etc.

Blessed Sacrament Episcopal Church was built in approximately 1957 and thus is over 50 years old. The Parish Hall wing was built around 1976, and a day school was added to the project site around 1998. The Church itself and the school will not be directly affected by the project construction, but the Parish Hall and northern portion of the connecting wing will be demolished and replaced. With no impacts to the Church or school anticipated, and the Parish Hall not meeting criteria for a significant historic property, there will be no substantial adverse change in the significance of a historical resource. Mitigation measures were requested; however, these were to address potential impacts to uncovered resources during construction.

Figure 7
USGS Topo Map of Project Study Area



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

Path: I:\Geovis\Projects\7038_NCR_Affordable_Housing_Rawdata_S_MXD\MXD\7038_NCR_Placentia_Fig1_1_Top_2010_11_09.mxd
 Service User Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENTAL, Navteq, Swire, Japan, NICTD, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, Copyright © 2010 National Geographic Society, Licensed: UltraSystems Environmental Inc. 2017

November 30, 2010

Scale: 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

Legend

Project Boundary	Quadrangle Boundary
Half Mile Buffer	Section Boundary
	Township Boundary

Placentia Affordable Housing Project
Topography Map and Buffer
USGS Quadrangle: Yorba Linda

UltraSystems
Environmental Solutions

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](#)]

Provide any comments below:

Comments may include recommendations for avoidance, minimization, and/or mitigation.

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



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

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Noise (EA Level Reviews) – PARTNER

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

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

- New construction for residential use

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

→ Continue to Question 2.

- Rehabilitation of an existing residential property

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

→ Continue to Question 2.

- None of the above

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

2. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

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

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

- Noise generators were found within the threshold distances.

→ Continue to Question 3.

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

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

Indicate noise level here: 62 dBA DNL

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

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

Indicate noise level here:

If project is rehabilitation:

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

If project is new construction:

Is the project in a largely undeveloped area¹?

No

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

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

- Unacceptable: (Above 75 decibels)

Indicate noise level here:

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

If project is new construction:

The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.

→ Continue to Question 4.

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

- Mitigation as follows will be implemented:

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

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

Continue to the Worksheet Summary.

No mitigation is necessary.

Explain why mitigation will not be made here:

→ Continue to the Worksheet Summary.

Worksheet Summary

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

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

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

Noise-related impacts were analyzed in the project's CEQA documentation that includes noise measurements in the appendices. Section 51.101(a)(7) of the HUD guidelines encourages the use of "...quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems." The project would implement best management practices (BMPs) to ensure that the project's noise levels would be compliant with HUD noise standards.

- In compliance with the City's Municipal Code, all grading of any property shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturday, and shall be prohibited at any time on Sunday and on all federal holidays.
- Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

The predominant noise source in the City is vehicular traffic. Based on the combined roadway noise calculation of Kraemer Boulevard and Yorba Linda Boulevard, the noise level at the project site is 62 dBA DNL and is within the HUD exterior noise standard of 65 dBA DNL.

Onsite noise sources from the operations of the proposed housing project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Residential units would be equipped with HVAC units that allow 'windows' closed to provide an exterior to interior noise reduction for the project to be compliant with HUD interior noise levels.



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

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Sole Source Aquifers (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/sole-source-aquifers>

1. Is the project located on a sole source aquifer (SSA)¹?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project or jurisdiction in relation to the nearest SSA.*

Yes → *Continue to Question 2.*

2. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes → *The review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Continue to Question 4.*

No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow

¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

- Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

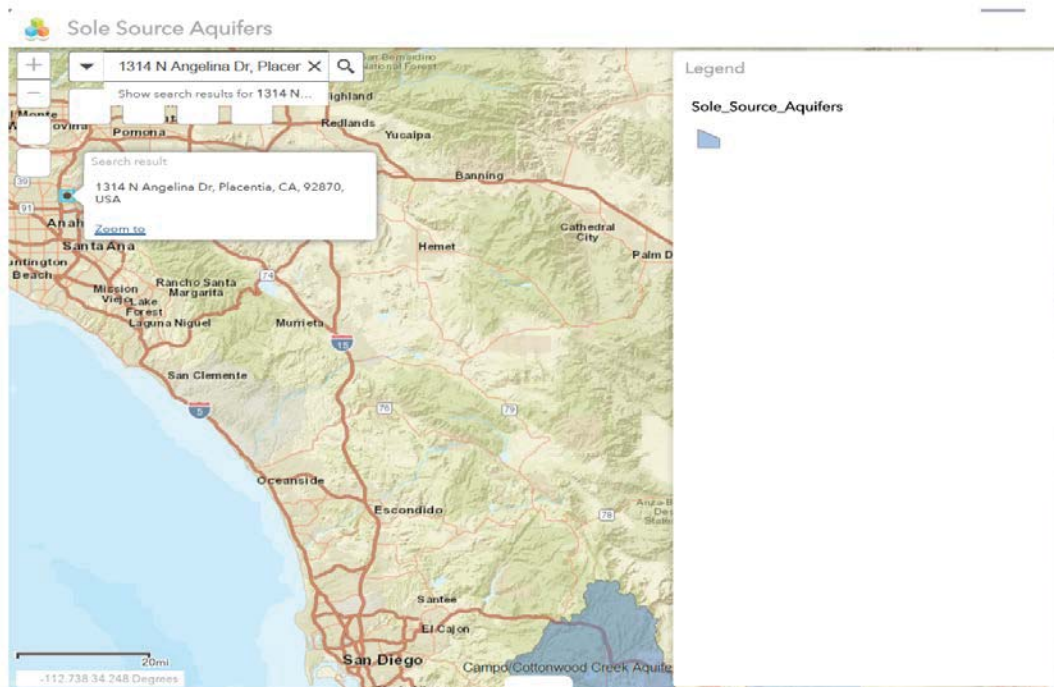
Worksheet Summary

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

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

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

Sole Source Aquifers (SSA) are mapped by the EPA. Evaluation of the EPA’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 100 miles south of the project.





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Wetlands (CEST and EA) – Partner

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

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance?

The term "new construction" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any structures or facilities.

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

Yes → *Continue to Question 2.*

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

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

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

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

No, the 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD’s elevation requirements.

→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

5-Step Process is applicable per 55.12(a).

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

→ *Work with the RE/HUD to assist with the 5-Step Process. This project may require mitigation or alternations. Continue to Worksheet Summary.*

8-Step Process is inapplicable per 55.12(b).

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

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

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

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

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

Worksheet Summary

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

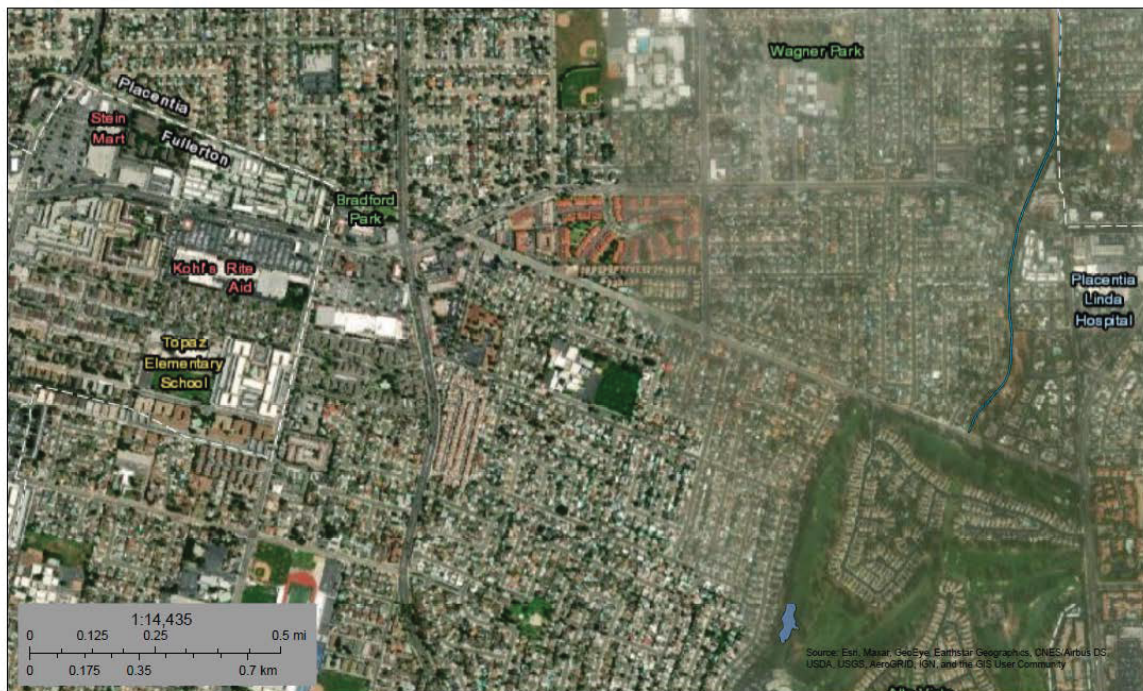
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

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

Wetlands do not occur at the project site, and therefore, the project will not impact wetlands.



Santa Angelina Housing



November 10, 2020

Wetlands	
Estuarine and Marine Deepwater	Freshwater Emergent Wetland
Estuarine and Marine Wetland	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
The data are provided by the NWI Mapper



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Wild and Scenic Rivers (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers>

1. Is your project within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River?

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

Yes → *Continue to Question 2.*

2. Could the project do *any* of the following?

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

Consult with the appropriate federal/state/local/tribal Managing Agency(s), pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Select one:

The Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency’s concurrence) and any other documentation used to make your determination.*

The Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.*

Worksheet Summary

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

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

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

This project is not located near any water course or river that is included under the Wild and Scenic Rivers Act.

