



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

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Westminster Crossing

Responsible Entity: Orange County OC Housing and Community Development

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA/059

Preparer: Cindy Wolfe, Administrative Manager/Environmental Coordinator

Certifying Officer Name and Title: Craig Fee, Community Development Manager, OC Housing and Community Development

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): AECOM
999 Town & Country Road
Orange, CA 92868

Direct Comments to: Cindy Wolfe, (714) 480-2869

Project Location: 7122-7140 Westminster Boulevard, Westminster, CA 92683
Census Tract No. 0996.01 / APN 096-111-41

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

The Westminster Crossing Project (proposed project) would be located on a 2-acre site at the southeast corner of Locust Street and Westminster Boulevard in the City of Westminster (City). The project site currently contains a parking lot and one-story commercial building. This commercial building is approximately 45,479 square feet and is divided into 12 suites with a mix of commercial uses including a discount outlet and coin laundry facility. To accommodate the proposed project, this commercial building, which existed on the site since the 1950s, will be demolished. The proposed project consists of the development of a mixed-use project comprising 65 affordable residential rental units (15 of which would be designated for permanent supportive housing [PSH]) and ground floor facilities to support activities and services for residences (i.e., art studio/maker space, fitness center, community and conference rooms, and

offices for property manager, case manager, and service providers). Specifically, the proposed project would replace the existing commercial building with a three-story U-shaped building containing 31 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. The proposed project would include 89 parking spaces which would be laid out along the rear of the property off Locust Street. Outdoor amenities would include: a tot lot; synthetic turf play area; outdoor lounge with BBQ area; and, community garden. The proposed project would also include significant sustainable green/energy efficient features and would be designed to be 12 percent better than the 2016 Title 24 Standards. In addition, the property management team, social services team, and supportive services teams would have offices on the ground floor of the building to ensure each tenant, especially those tenants in the PSH program, would receive the care, attention, intensive case management, and specialized services needed to thrive in the community. Also, a dedicated full-time, on-site manager would reside on the property. The proposed project would take access from Locust Street near the rear of the property.

The project site is currently designated by the City’s General Plan as Mixed-Use Westminster Boulevard/Downtown and is zoned C2, General Business. The proposed project would require City approval of a Zoning Map Amendment (to amend the current zoning designation of the project site from C2 [General Business] to C2-PD [General Business – Planned Development Overlay] to allow for mixed commercial and residential uses) and a Comprehensive Plan (to establish permitted land uses, development standards, and design standards specific to the project site).

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

The objective of the proposed project is to provide a 65-unit development of affordable housing to serve low-income families. The proposed project would help address the lack of safe, spacious, well-amenitized, affordable rental housing in Westminster, California. Additionally, 15 of the 65 units would be designated for PSH.

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

The project site is developed with a multi-tenant commercial building and parking lot located on the corner of Locus Street and Westminster Boulevard within an area comprised primarily of residential and retail/commercial properties (refer to Figure 2, Site Map). The project site is surrounded by the following: retail/commercial and Greenfield Apartments Project (currently under construction) to the west, multifamily and single family residences to the south, commercial structure and church to the east, and other retail/commercial facilities to the north.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$850,500.00
	15 Project Based Vouchers	

Estimated Total HUD Funded Amount: \$850,500.00 (anticipated HOME funds)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$37,350,000.00

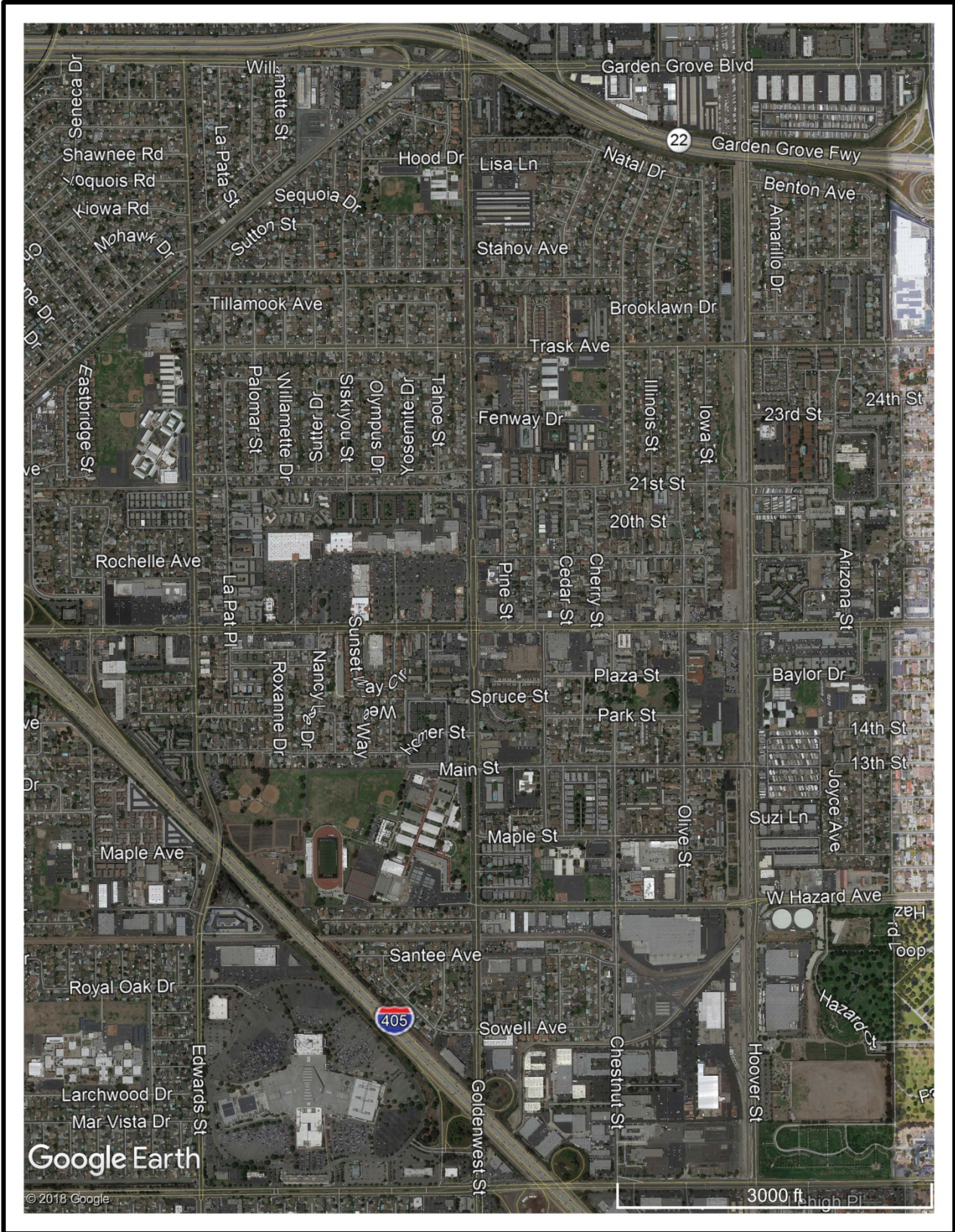


Figure 1
Project Vicinity Map



Approximate Project Site Boundary

Figure 2
Site Map

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.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 AND 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>An Initial Study/Mitigated Negative Declaration (IS/MND), which included an airport hazard analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is located within the Airport Environs Land Use Plan height restriction area for the Los Alamitos Joint Forces Training Base. However, the proposed project is only three stories high, well under the aviation height restriction in the area. Thus, the proposed project is not anticipated to have any impacts associated with a public airport or the safety of people working within or near an airport. Therefore, no adverse effect would result from the proposed project.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located approximately 5 miles inland from the Pacific Ocean and is not located within a Coastal Barrier Resource Area (USFWS 2019a). Therefore, no adverse effect would result from the proposed project.</p>
<p>Flood Insurance 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 <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>As discussed above, an IS/MND, which included a flood hazard analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is located within Zone X per the Federal Emergency</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Management Agency (FEMA) and Federal Flood Insurance Rate</p>
		<p>Map Panel No. 06059C-01 19J (2009). Thus, the project site is located outside the 100-year flood plain. Therefore, no adverse effect would result from the proposed project.</p>
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>As discussed above, an IS/MND, which included an air quality and greenhouse gas (GHG) emissions analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project’s peak daily construction activity emissions were estimated to be below the South Coast Air Quality Management District (SCAQMD)’s Regional Thresholds of Significance for reactive organic gases (ROG), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}) without the need for added mitigation. Nevertheless, mitigation through enhanced dust control and diesel exhaust control measures were applied to the proposed project (Mitigation Measures [MMs] 2 and 3) because of the non- attainment status of the South Coast Air Basin in which the project site is located within and the proximity of existing residences to the project site. These MMs are shown below:</p> <p>MM-2: Exposed surfaces will be watered at least two times per day during grading activities.</p> <p>MM-3: During construction activities, the contractor shall ensure that measures are complied with to reduce short-term (construction) air quality impacts associated</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>with the Project: a) apply soil stabilizers or moisten inactive disturbed areas (such as covering stock piles with tarps) to meet South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust); b) stabilize previously disturbed areas if subsequent construction is delayed; c) apply water two times daily, or non-toxic soil stabilizers according to manufacturer's specifications, to all disturbed unpaved surfaces; d) minimize in-out traffic from construction zone; e) cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; f) sweep streets daily if visible soil material is carried out from the construction site; g) prepare a high wind dust control plan; h) cover all stock piles with tarps at the end of each day as needed; i) provide water spray during loading and unloading of earthen materials; j) utilize well-tuned off-road construction equipment; k) establish a preference for contractors using Tier 3 or better heavy equipment; and l) enforce 5-minute idling limits both on-road trucks and off-road equipment.</p> <p>Also, the proposed project's peak emissions daily construction emissions were found to be below the SCAQMD's Localized Thresholds of Significance (LSTs) for CO, NO_x, but were found to exceed the LST for PM₁₀. However, with implementation of MM-2, the PM₁₀ emissions were found to be below the SCAQMD's LST. In addition, according to the IS/MND, operational emissions generated by the proposed project would not exceed SCAQMD's Regional Thresholds of Significance. It was also determined that the proposed project would not result in cumulatively considerable net increase with implementation of MM-2 and</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>MM-3. Additionally, it was determined that the proposed project would not result in the creation of objectionable odors. Therefore, with implementation of the air quality MMs, no adverse effect would result from the proposed project.</p> <p>Regarding GHG emissions, according to the IS/MND, it was determined that the proposed project would not exceed SCAQMD's GHG Thresholds of Significance; it would also not interfere with the State of California's ability to achieve the current GHG reduction goals and strategies. Therefore, no adverse effect would result from the proposed project.</p>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The closest coastal zone (Seal Beach) is located approximately 2 miles west from the project site (Conservation Biology Institute 2019; California Coastal Commission 2019). Thus, the project site is not located within a Coastal Zone, and therefore, does not involve the placement, erection or removal of materials within a Coastal Zone. Therefore, no adverse effect would result from the proposed project.</p>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>As discussed previously, an IS/MND, which included a hazards and hazardous material analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is not on a list of hazardous sites nor are there active hazardous sites nearby. However, the project site contains a commercial building from the 1950s that could contain lead or other hazardous materials which could be released during demolition/removal activities associated with the proposed project. A Phase I Environmental Site Assessment (ESA) was completed on</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>February 14, 2018 to examine the property for any hazardous materials issues that might have accumulated on the property during its nearly 60-year use as a commercial establishment. The Phase I ESA found that no hazardous materials exist on the property. An updated Phase I ESA was completed on December 4, 2018 that examined commercial enterprises in the existing building that had not been visited during the initial Phase I ESA. The updated Phase I ESA confirmed that no hazardous materials currently exist on the project site. However, the updated Phase I ESA noted that two spray paint booths operated on the property as early as 1979 but do not exist today. The updated Phase I ESA recommended that if any evidence of spray booth activities is uncovered during demolition of the building, it should be remediated through a soils management plan that would remove contaminated soil from the project site. Given the findings of the updated Phase I ESA, a mitigation measure (MM-4) was applied to the proposed project to reduce potentially significant impacts associated with the potential release of hazardous materials during demolition to a less than significant level. This MM is shown below.</p> <p>MM-4: Prior to demolition of the existing commercial structure on the project site, the contractor shall survey the structure to determine the presence of any hazardous substances such as asbestos or lead-based paint. If such materials are present, they will be remediated using mandatory procedures specified by the SCAQMD (Rule 4102,</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Asbestos Emissions from Demolition/ Renovation Activities), state air toxics agencies and through a soils management plan.</p> <p>In addition, construction activities associated with the proposed project would require the temporary use and storage of hazardous materials (e.g., fuels and paints). To reduce potential impacts associated with the use and temporary storage of hazardous materials, a mitigation measure (MM-5) was applied to the proposed project. This MM is shown below.</p> <p>MM-5: During construction of the Project the applicant shall ensure that grading and building plans include the following measures and that the measures shall be followed by the construction contractor and crew: 1) the storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment shall be a minimum of 45 meters (150 feet) from any drainage, water supply, or other water features; 2) hazardous materials stored on-site shall be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure; 3) whenever possible, all of a product shall be used up before disposal of its container; 4) if surplus product must be disposed of, the manufacturer's or the local and state recommended methods for disposal shall be followed; 5) spills shall be contained and cleaned up immediately after discovery. Manufacturer's methods for spill cleanup of a material shall be followed as described on the Material Safety Data Sheets (MSDS) for each product.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Lastly, as discussed in the IS/MND, operation of the proposed project would not result in the release of hazardous emissions nor require storage, handling or processing of hazardous or acutely hazardous materials, substances, or waste.</p> <p>Therefore, with implementation of the hazards and hazardous materials MMs, no adverse effect would result from the proposed project.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>As discussed above, an IS/MND, which included an endangered species analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is located in an urbanized area and consists of a parking lot and commercial building; it does not contain any biological resources, including habitat that would support endangered species. Therefore, no adverse effect would result from the proposed project.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>As discussed above, an IS/MND, which included a hazards and hazardous materials analysis was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, no underground storage tanks (USTs) or aboveground storage tanks (ASTs) used for hazardous materials storage were reported for the project site per the Phase I ESA and updated Phase I ESA. However, construction activities associated with the proposed project would require the temporary use and storage of flammable hazardous materials (e.g., fuels and paints). To reduce potential impacts associated with the use and temporary storage of flammable hazardous materials, a mitigation measure (MM-5) was</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		applied to the proposed project. Therefore, with implementation of the hazards and hazardous materials MM, no adverse effect would result from the proposed project.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	As discussed above, an IS/MND, which included a farmlands protection analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project does not involve conversion of any farmland. The proposed project does not call for rezoning of farmland, nor is it currently zoned for agriculture. Therefore, no adverse effect would result from the proposed project.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	As discussed above, an IS/MND, which included flood hazard analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is located within Zone X per the Federal Emergency Management Agency (FEMA) and on the Federal Flood Insurance Rate Map Panel No. 06059C-01 19J (2009). Thus, the project site is located outside the 100-year flood plain. In addition, the project site is also not found within any of the other locations set forth in Table 1 of 24 CFR Part 55.11 Table. Therefore, no adverse effect would result from the proposed project.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	As discussed above, an IS/MND, which included an analysis of archaeological, historic, and tribal cultural resources, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project is located on a site that has already been graded and developed and is located in an area completely surrounded by

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>developed commercial and residential properties. There are no known archaeological and historic resources within the project site (South Central Coastal Information Center [SCCIC] 2018; City of Westminster December 9, 2018). However, per the SCCIC record search results, while there are no recorded archaeological sites within the project area, buried resources could potentially be unearthed during construction activities. The proposed project would comply with the recommendations provided in the SCCIC records search results, which include the following: (1) Implement customary caution and a halt-work condition for all ground-disturbing activities; (2) In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find would stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel; and, (3) If the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.</p> <p>In addition, regarding tribal cultural resources, the City of Westminster sent letters on November 21, 2018 to Native American Tribes known to have a connection with the Westminster area. The Gabrielino Band of Mission Indians – Kizh Nation responded and requested consultation on the proposed project. Following some correspondence on the request, the Gabrielino Band of Mission Indians – Kizh Nation agreed to a mitigation measure to</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>monitor grading activities in case cultural resources are unearthed. This MM is shown below.</p> <p>MM-10: The applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. The Tribal Representative from the Gabrielino Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, pot-holing, 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> <p>It should be noted that five other Tribes (i.e., Campo Band of Mission Indians, Gabrielino/Tongva Nation, Gabrielino/Tongva Tribe, Juaneño Band of Mission Indians, and Juaneño Band of Mission Indians Acjachemen Nation) were contacted in late December 2018 as part of the AB 52 notification process for the proposed project. None of these Tribes responded.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Lastly, following the completion of the tribal consultation, a request was submitted by Orange County Community Resources (OCCR) on January 24, 2019 to the California Department of Parks and Recreation, Office of Historic Preservation (OHP) for concurrence with their determination that no historic property would be adversely affected as a result of implementation of the proposed project in accordance with Section 106 of the NHPA and HUD requirements. OHP's State Historic Preservation Officer (SHPO) concurred with OCCR's determination in their letter response dated February 12, 2019. Therefore, with implementation of the tribal cultural resources MM, no adverse effects are anticipated to result from the proposed project.</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>As discussed above, an IS/MND, which included a noise analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project would not result in a substantial permanent increase in ambient noise levels above existing conditions. The overall noise generated by the proposed project would not be significant nor would it exceed noise standards established in the City of Westminster General Plan. In addition, while the project site is located within an airport environs land use plan for the Los Alamitos Joint Forces Training Center, the land use designation in this area relates to building height; thus, people working or residing at the project site would not be exposed to excessive noise levels from aircraft. However, during construction, the proposed project would result in short-term increases in ambient noise levels above</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>existing conditions due to construction activities at the project site. The potential for project construction-related noise to adversely affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors. The closest sensitive receptors are residences to the south (approximately 90 feet to the closest project structure). Construction activities are exempt from numerical noise regulations if they occur during the hours allowed by the City of Westminster’s Municipal Code. However, heavy equipment noise may be a nuisance even if generated during allowable hours. Short-term construction noise intrusion and vibration impacts would be limited by standard conditions on construction permits imposed by the City of Westminster. However, two mitigation measures (MM-7 and MM-8) were also applied to the proposed project to further reduce short-term construction noise impacts to a less than significant level. These MMs are shown below.</p> <p>MM-7: The [City of Westminster] and the general contractor shall be responsible for limiting construction activities to 7:00 a.m. to 8:00 p.m. Monday through Saturday. No noise-generating construction activities shall occur on Sundays and holidays. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the [City of Westminster] Planning Manager. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.</p> <p>MM-8: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. During construction, stationary construction equipment such as air compressors shall be placed such that emitted noise is directed away from sensitive noise receivers as much as possible.</p> <p>Therefore, with implementation of the noise MMs, no adverse effect would result from the proposed project.</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>The project site is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Map of Sole Source Aquifer Locations website (EPA 2019). Therefore, no adverse effect would result from the proposed project.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>As discussed above, an IS/MND, which included a wetlands analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>located in an urbanized area of the City lacking any water features or resources, and thus, does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per maps issued by the U.S. Fish & Wildlife Services (USFWS 2019b). Therefore, no adverse effect would result from the proposed project.</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within one mile of a listed Wild and Scenic River (EPA 2018b). Therefore, no adverse effect would result from the proposed project.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the analysis of this Environmental Assessment, the proposed project would not expose persons to adverse environmental conditions. Therefore, the proposed project would not expose low income or minority populations to adverse environmental conditions. Furthermore, since the proposed project would provide affordable housing units, including units for individuals experiencing homelessness, it would provide a benefit to populations with low income. Therefore, the proposed project would have a beneficial effect related to environmental justice.</p>

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	As discussed above, an IS/MND, which included a land use and planning analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is currently zoned C-2, General Business, and the General Plan land use designation is Mixed Use Westminster Boulevard/Downtown. The City’s General Plan “Mixed-Use Westminster Boulevard/Downtown” land use designation allows for a density of up to 36 dwelling units per acre. The project site is 86,928 square feet and 65 dwelling units are proposed, which equates to approximately 32.5 dwelling units per acre. Therefore, the proposed project would not exceed the maximum density allowed per the City’s General Plan. The "Mixed-Use Westminster Blvd/Downtown" land use designation envisions a mix of commercial and residential land uses that creates a local-serving downtown activity center along Westminster Boulevard. The City’s General Plan contemplates this area as being a walkable, downtown area with offices spaces, retail spaces, as well as multifamily residential. The proposed project has been designed to comply with the goals and objectives of the General Plan.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>In addition, the proposed project includes a Zoning Map Amendment to establish the General Business – Planned Development Overlay (C2-PD) to allow for mixed commercial and residential uses as well as provide the flexibility to create development standards specific to the proposed project. Additionally, the proposed project would be consistent with the City’s Housing Element because the proposed project would provide low-cost housing options. The proposed project would also be eligible for parking concessions because it includes supportive housing. The proposed project would also be consistent with Westminster's Consolidated Plan pursuant to 24 CFR Part 91. The proposed project coincides with the City of Westminster's Consolidated Plan high priority to help low income households with affordable rental housing, focus on infill development opportunities to increase affordable housing unit production and leverage County, State and Federal funds with the Westminster Housing Authority's ability to provide SERAF funds to a project. Therefore, no adverse effect would result from the proposed project.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>As discussed above, an IS/MND, which included an analysis of geology/soils and hydrology, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project would not result in any impacts to soil erosion or loss of topsoil. The project site has been previously graded in conjunction with the existing uses. The project site is relatively flat in topography and would not require extensive grading. In addition, the proposed project would not result in a significant change to the drainage pattern of the property. The development of the project site would not alter the course of a stream or a river. Furthermore, the proposed project does not include any alterations to the existing or planned storm drain system in the City of Westminster. The proposed project would be designed and constructed to comply with storm drain requirements. Additionally, the proposed project would not provide substantial additional sources of polluted runoff since the improvements would not increase the hard surface area of the project site. Also, the proposed project would utilize Best Management Practices (BMPs) and would comply with the Drainage Area Management Plan (DAMP). The</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>DAMP is implemented by the cities (including Westminster), the County of Orange, and the Orange County Flood Control District. The DAMP was prepared in compliance with specific requirements of the National Pollutant Discharge Elimination System (NPDES) storm water program to reduce storm water pollution. The DAMP includes a wide range of BMPs and control techniques to further reduce the amount of pollutants entering the storm drain system. A mitigation measure (MM-6) has also been applied to the proposed project to ensure a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan are prepared to reduce potential impacts to water quality. This MM is shown below.</p> <p>MM-6: Prior to construction activities, a Storm Water Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP) will be prepared pursuant to the requirements of the Orange County DAMP and the State Regional Water Quality Control Board.</p> <p>Therefore, with implementation of the hydrology MM, no adverse effect would result from the proposed project.</p>
Hazards and Nuisances including Site Safety and Noise	3	<p>As discussed above, an IS/MND, which included an analysis of hazards, noise, and public services impacts, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is not located on a hazardous site nor near active hazardous sites. However, there is a potential for the release hazardous materials to occur during construction (from demolition activities and temporary use and storage of hazardous materials). With implementation of MM-4 and MM-5, no adverse impact would occur. In addition, during construction, the proposed project would result in short-term increases in ambient noise levels above existing conditions due to construction activities at the project site. However, with implementation of MM-7 and MM-8, no adverse impact would occur. In addition, the proposed project would not impact existing emergency access into the neighborhood as it would be required to meet emergency access design requirements of the Orange County Fire Authority (OCFA). Also, the proposed project would not result in any potential significant increase in the number of calls for fire and</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>police protection services to the area beyond that anticipated per the build out of the City’s General</p>
		<p>Plan. The development of the proposed project would be subject to compliance with City and OCFA requirements. Also, a mitigation measure was applied to the proposed project (MM-9) to further ensure compliance with fire protection requirements. This MM is shown below.</p> <p>MM-9: Prior to the start of building construction activities, the [City of Westminster] and the general contractor shall submit Project plans for review and approval by the Fire Chief. The plans shall demonstrate that the Project meets the requirements of the OCFA, Uniform Building Code (UBC) and Titles 19 and 24 of the California Administrative Code.</p> <p>Therefore, with implementation of the applicable hazards and hazardous materials, noise, and public services MMs, no adverse effect would result from the proposed project.</p>
Energy Consumption	2	<p>Electrical service would be provided to the proposed project by Southern California Edison and natural gas service would be provided by Southern California Gas. As discussed previously, an IS/MND, which included an evaluation of utilities and service systems, was prepared by the City of Westminster for the proposed project, (City of Westminster December 9, 2018). As discussed in the IS/MND, the project site is located in a developed area that already provides infrastructure to support the proposed project. The proposed project would not result in significant alteration or expansion of existing utility and service systems nor would it create any significant additional burden on these facilities. Furthermore, the proposed project would include significant sustainable green/energy efficient features and would be designed to be 12 percent better than the 2016 Title 24 Standards. Notable sustainable design features would include the following: (1) Providing Energy Star refrigerators and dishwashers; (2) Retention, infiltration, and/or treatment on-site of the first one-half inch of rainfall in a 24-hour period; (3) Recycling and/or salvaging a minimum of 50 percent of non-hazardous construction and demolition debris; (4) Providing easily accessible recycling area for tenant use that would serve the entire building; (5) Using</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		low VOC paints, coatings, and adhesives; (6) Providing Energy Star bathroom exhaust fans; (7) Providing water efficient landscape, irrigation and controllers; and, (8) Providing
		floorings tested for indoor air quality. Therefore, no adverse effect would result from the proposed project.
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project provides a 65-unit development of affordable housing to serve low-income households, 15 of which would be designated for PSH. The proposed project would be designed to provide immediate and basic human needs for those who find themselves without such resources. The proposed project would not serve as a substantial source of employment, nor would it affect change to income patterns in the area. There is currently a large contingent of homeless persons in Orange County and the proposed project would serve some of these persons. Therefore, minor beneficial effects would result from the proposed project.
Demographic Character Changes, Displacement	2	As discussed above, an IS/MND, which included a population and housing analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project involves the replacement of an existing commercial building with a mixed-use residential development that includes a 65-unit development of affordable housing. The proposed project would not displace existing housing and would not require new or unanticipated significant infrastructure. While the proposed project would result in a net increase in housing supply, it would not induce substantial population growth in the area; rather, it would assist the City of Westminster in achieving a portion of its housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in the build-out of the Westminster General Plan. Therefore, no adverse effect would result from the proposed project.
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	As discussed above, an IS/MND, which included a population and public services analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the

Environmental Assessment Factor	Impact Code	Impact Evaluation
		IS/MND, the proposed 65-unit development would not induce substantial population growth in the area; rather, it would assist the City of Westminster in achieving a portion of its
		housing allocation under the Regional Housing Needs Assessment as well as provide supportive housing for those who may be homeless. Additionally, any population increase would be in line with population projections included in the build-out of the Westminster General Plan. Thus, the proposed project would not increase the number of students significantly in the area that could impact nearby educational and cultural facilities. Therefore, no adverse effect would result from the proposed project.
Commercial Facilities	2	The proposed project is located in a mixed residential and commercial area that contains retail services that provide essential items such as food, medicine, and other convenience shopping. It is not expected that the proposed project would have an impact on commercial facilities. Therefore, no adverse effect would result from the proposed project.
Health Care and Social Services	1	As part of the proposed project, a social services team and supportive services team would have offices on site (on the ground floor of the building) to ensure each tenant, especially those tenants in the PSH program, would receive the care, attention, intensive case management, and specialized services needed to thrive in the community. The proposed project would not affect health care and social services. The proposed project would result in a beneficial effect since it would be providing affordable housing to low-income households, including individual experiencing homelessness. Therefore, no adverse effect would result from the proposed project.
Solid Waste Disposal / Recycling	2	As discussed above, an IS/MND, which included a solid waste disposal/recycling analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is located in the Midway City Sanitary District. The City's General Plan EIR indicates that, at build-out, solid waste generation could increase by an estimated 21,760 tons per year. The estimate takes into account increases in recycling that will occur and have been occurring under the California Integrated Waste Management Act (AB 939). The City's General Plan EIR concluded that build-out of the City would not result in a significant impact to solid waste with implementation of

Environmental Assessment Factor	Impact Code	Impact Evaluation
		the City's Source Reduction and Recycling Element (SRRE). The proposed project would not generate solid waste beyond that anticipated per the build out of the City's General Plan. The proposed
		project would also be required to comply with SRRE adopted by the City of Westminster to achieve mandated reductions of generated waste. Therefore, no adverse effect would result from the proposed project.
Wastewater / Sanitary Sewers	2	As discussed above, an IS/MND, which included a wastewater/sanitary sewers analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, it is anticipated that all wastewater treatment generated by the proposed project can be accommodated and treated by existing facilities or those planned by the Orange County Sanitation District (OCSD). The proposed project would not result in an increase in wastewater treatment capacity beyond that contemplated in the build out of the City's General Plan. The proposed project would not result in the significant alteration or expansion of existing utility and service systems. The proposed project does not create any significant additional burden on these facilities that would require construction of new or expanded facilities. Therefore, no adverse effect would result from the proposed project.
Water Supply	2	As discussed above, an IS/MND, which included a water supply analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project's water is supplied to the City of Westminster by imported water sources purchased from the Metropolitan Water District of Southern California. The City also has water production wells that pump imported groundwater and provide approximately 60 percent of the City's water supply. The City's General Plan EIR identified that the approximately 12,527 acre feet per year of water use would occur at build out (2040) for peak demand. The City's General Plan EIR also noted that although it is anticipated that there will be adequate available water to serve development planned per the General Plan, supplies of imported water to Southern California could be constrained in the future. Therefore, the City's General Plan EIR emphasized the importance of water conservation and adhering to State and municipal laws requiring water-efficient plumbing fixtures in new

Environmental Assessment Factor	Impact Code	Impact Evaluation
		structures. The proposed project involves a new mixed-use development that includes affordable housing and associated non-residential land uses in line with development projected in the City's General Plan Land Use
		Element and Housing Element. The proposed project does not represent any development beyond that anticipated in the General Plan that would involve water supply. The proposed project would comply with all applicable City, state and municipal laws pertaining to water conservation as required through City standard conditions of approval. Therefore, no adverse effect would result from the proposed project.
Public Safety - Police, Fire and Emergency Medical	3	<p>As discussed above, an IS/MND, which included a public services analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the City of Westminster Police Department provides law enforcement services to the project area. The proposed project involves replacement of an existing commercial building with a mixed-use residential development. The proposed project is not anticipated to result in a significant increase in police protection calls beyond that anticipated in the City's General Plan.</p> <p>Regarding fire and emergency medical response, according to the IS/MND, OCFA provides fire protection and emergency response services for the City. Response times to the site are dependent on various factors. The OCFA response goal is for the first unit to reach the emergency scene within 7 minutes and 20 seconds from receiving the call, 80 percent of the time. Emergency calls receive the quickest response times with alarm calls and non-emergency calls having longer response times, respectively. The availability of personnel and extenuating circumstances may further affect response times. The closest fire station to the project site is located at 7351 Westminster Boulevard (Station #64) in Westminster, about one-half mile away. The project site is also within two miles of a fire station at 15061 Moran Street (Station #66). The proposed project would not result in any potential significant increase in the number of fire protection and emergency calls for service to the area beyond that anticipated per the build out of the City's General Plan. A mitigation measure (MM-9) was applied</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		to the proposed project to ensure compliance with City and OCFA requirements. Therefore, with implementation of the fire protection MM, no adverse effects would result from the proposed project.
Parks, Open Space and Recreation	2	As discussed above, an IS/MND, which included a parks, open space and recreation analysis, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the proposed project would add a 65-unit development on Westminster Boulevard in the City of Westminster. While the new development would increase the use of existing neighborhood and regional parks, it is not anticipated that the proposed project would have any impacts on recreation beyond that already projected for build out of the City per the General Plan and would not lead to the physical deterioration of the recreation facilities. Additionally, the proposed project includes play area equipment and open space designed to accommodate some recreational opportunities on the project site for residents. Therefore, no adverse effect would result from the proposed project.
Transportation and Accessibility	2	As discussed above, an IS/MND, which included an analysis of transportation and accessibility, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the Orange County Transportation Authority (OCTA) provides public transportation services in Orange County, including Westminster. Bus routes that operate in the project vicinity include: Westminster Boulevard (OCTA Bus Route 60); Beach Boulevard (OCTA Bus Route 29); Goldenwest Street (OCTA Bus Route 25); and, Bolsa Avenue (OCTA Bus Route 64). The nearest bus stop is within 1/3 mile from the project site (Golden West-Westminster bus stop). The proposed project is not expected to negatively impact any current facility, service or service expansion plans for the project area and/or project site. Therefore, the proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation. In addition, the project site is walkable and located within short walking distance (within 0.5 mile) to a wide array of site/service amenities including, a grocery store, park, shopping center, medical clinic, and pharmacy. Therefore, no adverse effect would result from the proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project involves the replacement of a commercial building with a 65-unit development. The adjacent properties are developed with residential and commercial uses. As a result, there currently are no unique natural features or water resources located on or near the project site. Therefore, the proposed project would not impact any unique natural features or water resources. Therefore, no adverse effect would result from the proposed project.
Vegetation, Wildlife	2	As discussed previously, an IS/MND, which included an analysis of biological resources, was prepared by the City of Westminster for the proposed project (City of Westminster December 9, 2018). According to the IS/MND, the project site is currently developed with a parking lot and commercial building. It is located in an area developed with urban land uses, including commercial and residential structures. Thus, there are no biological resources on the project site. The proposed project would not impact vegetation and wildlife resources. Therefore, no adverse effect would result from the proposed project.
Other Factors	NA	No other factors apply to this evaluation.

Additional Studies Performed:

City of Westminster. 2019. Westminster Crossing, 7122 Westminster Boulevard, Initial Study and Mitigated Negative Declaration. Case No. 2018-172. February 5, 2019.

Giroux & Associates. 2019. Noise Impact Analysis, Westminster Crossing Project, Westminster, California. January 4, 2019.

----. 2018. Air Quality and GHG Impact Analyses, Westminster Crossing Project, Westminster, California. December 28, 2018.

GSI Environmental Inc. 2018. Phase I Site Investigation Report, Commercial Retail Center, 7122-7140 Westminster Boulevard, 14042 Locust Street, Westminster, CA 92683. February 14, 2018.

Hirsch/Green Transportation Consulting, Inc. 2019. Trip Generation and Parking Demand Evaluations Related to Proposed Development of a New 65-Unit “Affordable” Housing Project at 7122 Westminster Boulevard in the City of Westminster, California. January 7, 2019.

Partner Engineering and Science, Inc. 2018. Asbestos and Lead-Based Paint Survey Report, 7122 Westminster Boulevard, Westminster, California 92683, Partner Project No. 18-223591.1. August 24, 2018.

South Central Coastal Information Center (SCCIC). 2018. Record Search Results for the Westminster Crossing Affordable Housing Project. SCCIC File #: 197 43.573L. December 17, 2018.

Field Inspection (Date and completed by):

No field inspection was performed.

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

California Department of Parks and Recreation, Office of Historic Preservation (OHP). 2019. Concurrence letter from OHP's California State Historic Preservation Officer (SHPO) regarding County of Orange's findings that no historic properties will be affected by the proposed project. February 12, 2019.

City of Westminster. 2019. Westminster Crossing, 7122 Westminster Boulevard, Initial Study and Mitigated Negative Declaration. Case No. 2018-172. February 2019.

Conservation Biology Institute. 2019. Data Basin – California Coastal Zone Map. <https://databasin.org/maps/new#datasets=ece6ae2d026b43959cfa11cceb2c07ac>. Accessed February 7, 2019.

Coastal California Commission. 2019. Coastal Zone Boundary Map – Orange County. <https://www.coastal.ca.gov/maps/czb/>. Accessed February 7, 2019.

Giroux & Associates. 2019. Noise Impact Analysis, Westminster Crossing Project, Westminster, California. January 4, 2019.

----. 2018. Air Quality and GHG Impact Analyses, Westminster Crossing Project, Westminster, California. December 28, 2018.

Google Earth Pro 2019.

GSI Environmental Inc. 2018. Phase I Site Investigation Report, Commercial Retail Center, 7122-7140 Westminster Boulevard, 14042 Locust Street, Westminster, CA 92683. February 14, 2018.

Hirsch/Green Transportation Consulting, Inc. 2019. Trip Generation and Parking Demand Evaluations Related to Proposed Development of a New 65-Unit “Affordable” Housing Project at 7122 Westminster Boulevard in the City of Westminster, California. January 7, 2019.

Partner Engineering and Science, Inc. 2018. Asbestos and Lead-Based Paint Survey Report, 7122 Westminster Boulevard, Westminster, California 92683, Partner Project No. 18-223591.1. August 24, 2018.

South Central Coastal Information Center (SCCIC). 2018. Record Search Results for the Westminster Crossing Affordable Housing Project. SCCIC File #: 197 43.573L. December 17, 2018.

U.S. Environmental Protection Agency (EPA). 2019. Map of Sole Source Aquifer Locations. <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>. Accessed February 11, 2019.

U.S. Fish and Wildlife Service (USFWS). 2019a. Coastal Barrier Resources System Mapper. <https://www.fws.gov/cbra/Maps/Mapper.html>. Accessed February 6, 2019.

----. 2019b. National Wetlands Inventory. Wetlands Mapper. <https://www.fws.gov/wetlands/Data/Mapper.html>. Accessed February 6, 2019.

List of Permits Obtained:

None.

Public Outreach [24 CFR 50.23 & 58.43]:

A Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds will be published on February 13, 2019 through March 1, 2019 in the *OC Register*. The project is scheduled to be presented to the County of Orange Board of Supervisors for loan approval on February 26, 2019.

Cumulative Impact Analysis [24 CFR 58.32]:

A project's cumulative impact could occur if its incremental effect causes an adverse effect when combined with effects of other projects. As discussed above, an IS/MND was prepared for the proposed project by the City of Westminster (City of Westminster December 9, 2018). According to the IS/MND, the proposed project would not result in any significant adverse environmental effects after mitigation, including cumulative impacts. Furthermore, for other environmental parameters not covered under the IS/MND and discussed above in this EA (e.g., environmental justice, commercial facilities, and County Health Care and Social Services), no adverse effect would result from the proposed project and subsequently no cumulative adverse effect would occur.

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

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

If the proposed project were not implemented, commercial businesses would continue to operate in the existing building on the project site. Because there would be no construction and no operational changes under the No Action Alternative, it would have no adverse environmental effect. Under this alternative, none of the benefits associated with the proposed project (e.g., providing affordable housing for low-income families and the homeless) would occur.

Summary of Findings and Conclusions:

As discussed above, according to the IS/MND prepared by the City of Westminster for the proposed project, the proposed project would not result in any significant adverse environmental effects after mitigation, including cumulative impacts. Furthermore, for other environmental parameters not covered under the IS/MND and discussed above in this EA (e.g., environmental justice, commercial facilities, and County Health Care and Social Services), no adverse effect would result from the proposed project.

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
Westminster Crossing Project IS/MND	MM-2: Exposed surfaces will be watered at least two times per day during grading activities.
Westminster Crossing Project IS/MND	MM-3: During construction activities, the contractor shall ensure that measures are complied with to reduce short-term (construction) air quality impacts associated with the Project: a) apply soil stabilizers or moisten inactive disturbed areas (such as covering stock piles with tarps) to meet South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust); b) stabilize previously disturbed areas if subsequent construction is delayed; c) apply water two times daily, or non-toxic soil stabilizers according to manufacturer’s specifications, to all disturbed unpaved surfaces; d) minimize in-out traffic from construction zone; e) cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; f) sweep streets daily if visible soil material is carried out from the construction site; g) prepare a high wind dust control plan; h) cover all stock piles with tarps at the end of each day as needed; i) provide water spray during loading and unloading of earthen materials; j) utilize well-tuned off-road construction equipment; k) establish a preference for contractors using Tier 3 or better heavy equipment; and l) enforce 5-minute idling limits both on-road trucks and off-road equipment.
Westminster Crossing Project IS/MND	MM-4: Prior to demolition of the existing commercial structure on the Project site, the contractor shall survey the structure to determine the presence of any hazardous substances such as asbestos or lead-based paint. If such materials are present, they will be remediated using mandatory procedures specified by the SCAQMD (Rule 4102, Asbestos Emissions from Demolition/Renovation Activities), state air toxics agencies and through a soils management plan.

Law, Authority, or Factor	Mitigation Measure
Westminster Crossing Project IS/MND	MM-5: During construction of the Project the applicant shall ensure that grading and building plans include the following measures and that the measures shall be followed by the construction contractor and crew: 1) the storage of hazardous materials, chemicals, fuels, and oils and fueling of construction equipment shall be a minimum of 45 meters (150 feet) from any drainage, water supply, or other water features; 2) hazardous materials stored on-site shall be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure; 3) whenever possible, all of a product shall be used up before disposal of its container; 4) if surplus product must be disposed of, the manufacturer's or the local and state recommended methods for disposal shall be followed; 5) spills shall be contained and cleaned up immediately after discovery. Manufacturer's methods for spill cleanup of a material shall be followed as described on the Material Safety Data Sheets (MSDS) for each product.
Westminster Crossing Project IS/MND	MM-6: Prior to construction activities, a Storm Water Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP) will be prepared pursuant to the requirements of the Orange County DAMP and the State Regional Water Quality Control Board.
Westminster Crossing Project IS/MND	MM-7: The [City of Westminster] and the general contractor shall be responsible for limiting construction activities to 7:00 a.m. to 8:00 p.m. Monday through Saturday. No noise-generating construction activities shall occur on Sundays and holidays. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the [City of Westminster] Planning Manager. All notices that are sent to

Law, Authority, or Factor	Mitigation Measure
	residential units immediately surrounding the construction site and all signs posted at
	the construction site shall include the contact name and the telephone number for the Noise Disturbance surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.
Westminster Crossing Project IS/MND	MM-8: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. During construction, stationary construction equipment such as air compressors shall be placed such that emitted noise is directed away from sensitive noise receivers as much as possible.
Westminster Crossing Project IS/MND	MM-9: Prior to the start of building construction activities, the [City of Westminster] and the general contractor shall submit Project plans for review and approval by the Fire Chief. The plans shall demonstrate that the Project meets the requirements of the OCFA, Uniform Building Code (UBC) and Titles 19 and 24 of the California Administrative Code.
Westminster Crossing Project IS/MND	MM-10: The applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. The Tribal Representative from the Gabriellino Band of Mission Indians – Kizh Nation defines ground disturbance to include, but not limited to, pavement removal, pot-holing, 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.

Law, Authority, or Factor	Mitigation Measure
South Central Coast Information Center (SCCIC) Record Search Results for the Westminster Crossing Affordable Housing Project	SCCIC Recommendations: (1) Implement customary caution and a halt-work condition for all ground-disturbing activities; (2) In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find would stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel; and, (3) If the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

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: Cindy Wolfe Date: 2/13/19

Name/Title/Organization: Cindy Wolfe/Administrative Manager/Environmental Coordinator/OC Housing and Community Development

Certifying Officer Signature: Ch Date: 2-13-19

Name/Title: Craig Fee / Community Development Manager/OC Housing and 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).