

**NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Notice: May 28, 2024

Name of Responsible Entity [RE] County of Orange, OC Housing & Community Development

Address (e.g., Street No. or P.O. Box) 1501 E. St. Andrew Place, 1<sup>st</sup> Floor

City, State, Zip Code Santa Ana, CA 92705

Telephone Number (714) 480-2991

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Orange.

**REQUEST FOR RELEASE OF FUNDS**

On or about June 18, 2024, the County of Orange, OC Housing & Community Development (OCHCD), will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development for the release of up to \$4,125,000 in HOME-American Rescue Plan (HOME-ARP) funding as authorized by the American Rescue Plan Act of 2021 and a separate request to the Office of Public and Indian Housing for the release of 30 Orange County Housing Authority (OCHA) Project Based Housing Choice Vouchers (PBVs) as authorized under Title I of the Housing Opportunity through Modernization Act of 2016 (HOTMA), as amended, for the purpose of undertaking a project known as **15081 Jackson** (Development).

The Development is located in the unincorporated area in Orange County at 15081 Jackson Street in Midway City, CA 92655. The approximately 0.75-acre site consists of three contiguous parcels with frontage on both Adams and Jackson Streets. The Orange County Assessor identifies the property site by assessor parcel numbers (APN) 107-157-036 (15081 Jackson), 107-157-060 (15072 Adams), and 107-157-061 (15082 Adams) (collectively, Project Site). Currently, the Project Site is occupied by three automotive service companies: H&N Automotive, Reliable Transmissions and Ocean Auto Body & Repair. There is a vacant residential property on the southeast portion of the proposed Project Site, along Jackson Street. The Project Site has a zoning and general plan land use designation of C2 General Business Housing Overlay District and is bordered by institutional, residential, commercial, and industrial land uses.

The Developer, American Family Housing, has requested \$4,125,000 in HOME-ARP and 30 OCHA PBVs and funding under the County of Orange 2023 Supportive Housing Notice of Funding Availability for the Development. The proposed Development would provide 20 Mental Health Services Act (MHSA) units for tenants earning 30% of the area median income (AMI), 30 units reserved for homeless tenants earning 30% of the AMI, 13 units reserved for residents earning 60% AMI (or below), and two (2) units reserved for property management staff residing onsite. Supportive services for the MHSA units would be provided by the Orange County Health Care

Agency (HCA) through a Full-Service Partnership. With the exception of two 2-bedroom units reserved for onsite property management staff, the proposed Development would contribute sixty-three (63) 1-bedroom affordable housing units to the County's housing stock.

## **FINDING OF NO SIGNIFICANT IMPACT**

The County of Orange, Housing & Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by the U.S. mail. Please submit your request by U.S. mail to OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1<sup>st</sup> Floor, Santa Ana, CA 92705 or by email to [suzanne.harder@occr.ocgov.com](mailto:suzanne.harder@occr.ocgov.com). The ERR can be accessed online at the following website: <https://www.ochcd.org/resources/environmentals>

## **PUBLIC COMMENTS**

Notice is hereby further given to provide the public an 18-day review period beginning May 29, 2024, to June 17, 2024. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1<sup>st</sup> Floor, Santa Ana, CA 92705. All comments received by June 17, 2024, will be considered by the County of Orange prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The County of Orange certifies to HUD that Julia Bidwell in her capacity as Director of OC Housing & Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Orange to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the County of Orange certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Orange; (b) the County of Orange has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Office of Public Housing, or the HUD Office of Planning and Community Development, Los Angeles Area Field Office, Suite

4054, Los Angeles CA 90012. Potential objectors should contact HUD at [CPDLA@hud.gov](mailto:CPDLA@hud.gov) or HUD Los Angeles Office of Public Housing via email at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov) to verify the actual last day of the objection period.

Julia Bidwell, Director  
OC Housing & Community Development