

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

February 3, 2025

County of Orange
OC Housing & Community Development
1501 East St. Andrew Place, 1st Floor
Santa Ana, CA 92705
(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 February 19, 2025, County of Orange, OC Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 8 Project-Based Housing Choice Vouchers (\$3,244,800) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, to undertake a project known as the Altrudy II Senior Apartments Project for the purpose of providing affordable housing.

The proposed project is located at 18597 and 18602 Altrudy Lane, Yorba Linda, CA 92886, and would consist of demolition of two existing single-family residences on the project site, and construction and operation of a 64-unit affordable housing community for seniors. The units would be provided in one 62,171-square-foot, one- to three-story, U-shaped building, with 50 one-bedroom and 14 two-bedroom units, as well as one unit reserved for an on-site property manager. Affordable housing would serve seniors (age 62 and over) from very low to low-income households earning between 30% to 70% of the area median income (AMI). The project would include eight Permanent Supportive Housing (PSH) units designed to support senior individuals who meet the Mental Health Services Act (MHSA) eligibility criteria and are experiencing homelessness. A total of 13 units would be reserved for seniors earning 30% AMI, 7 units would be reserved for seniors earning 50% AMI and 43 units would be reserved for seniors earning 70% AMI. In accordance with Section 504 of the Rehabilitation Act of 1973, for the new construction of federally assisted multifamily rental properties, 5% of the units would be accessible to individuals with mobility impairments and 2% of the units would be accessible to individuals with sensory impairments.

Common open space amenities would include an entry plaza semi-enclosed by the building with landscaping, seating, and pedestrian hardscaping; a barbeque pavilion and a dog park located in the northwestern corner of the site; and pedestrian pathways throughout the site. In addition, a leasing office and community room would be located on the first floor of the project site. The onsite parking lot would contain a total of 72 parking spaces, comprised of 29 standard spaces, 12 spaces accessible to individuals with disabilities in compliance with the Americans with Disabilities Act (ADA), and 31 total proposed electric vehicle (EV) spaces including 8 EV-capable spaces, 19 EV-ready spaces, and 4 EV charging station spaces. Project implementation would also require rezoning of the project site from R-S (Residential Suburban) to R-M-20

(Residential Multiple-Family 20). The project would utilize the State Density Bonus pursuant to California Government Code Sections 65915-65918 to allow a residential density of approximately 32 dwelling units per acre on the project site. The total project cost is estimated to be approximately \$36,101,782 from all funding sources.

FINDING OF NO SIGNIFICANT IMPACT

The County of Orange, OC 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, 1st Floor, Santa Ana, CA 92705 or by email to 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 a 15-day review period from February 3, 2025, to February 18, 2025. Any individual, group, or agency may submit written comments on the ERR to OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705. All comments received by February 18, 2025, 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 HUD's Los Angeles Field Office at 300 North Los Angeles Street, Suite 4054, Los Angeles, CA 90012 or

via email *or* at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD's Los Angeles Field Office via email to verify the actual last day of the objection period.

Julia Bidwell, Director
OC Housing & Community Development