

**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, 1<sup>st</sup> 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 38 Project-Based Housing Choice Vouchers (\$15,412,800) under as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended and the release of \$2,337,500 in funds under the HOME Investment Partnerships Program (HOME) under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, to undertake a project known as the Brea PSH Project for the purpose of providing affordable housing.

The proposed project would be located at 323 North Brea Boulevard, Brea, CA 92821, and involves the construction and operation of a permanent supportive housing (PSH) multifamily development on a 0.437-acre vacant site owned by the City of Brea proposed by Jamboree Housing Corporation. The project would include a total of 39 residential units, including 38 one-bedroom PSH units and 1 two-bedroom property manager's unit. The project would serve individuals experiencing homelessness with incomes at or below 30% of the Area Median Income (AMI). In-house comprehensive supportive services would be provided by Jamboree's services arm, Housing with Heart, to address various resident needs, such as mental health and substance abuse issues, life skills, and employment.

The new building would be three stories tall along the façades facing Madrona Avenue and North Brea Boulevard and would increase to four stories towards the center of the property. The first floor would contain approximately 2,318 square feet of leasing, management, and service offices; trash, maintenance, and utility/electrical rooms; and a 22-stall parking garage with vehicle ingress and egress from Madrona Avenue. A pedestrian and bike entrance would be provided from North Brea Boulevard. Residential units would be located on the second through fourth floors of the building and each floor would be equipped with a laundry room and access to trash chutes. The building would have elevator access. Shared on-site amenities would include a community room and podium open space area on the second floor.

The project site has a zoning and General Plan land use designation of Mixed Use I, which permits a residential density of 15 dwelling units per acre. The project would utilize the State Density Bonus pursuant to California Government Code Sections 65915-65918 to allow a

residential density of 89.2 dwelling units per acre on the project site. The total project cost is estimated to be approximately \$31,872,993 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, 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 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, 1<sup>st</sup> 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](mailto: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