

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

Date of Notice: November 19, 2019

Name of Responsible Entity County of Orange, OC Housing and Community Development

Address: 1501 E. St. Andrew Place, First Floor

City, State, Zip Code: Santa Ana, CA 92705

Telephone Number: (714) 480-2996

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 December 9, 2019 County of Orange, OC Housing and Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships (HOME) funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a development known as **The Groves Senior Apartments**. A request will also be submitted to HUD, Office of Public and Indian Housing for the release of eight (8) Orange County Housing Authority's Project-Based Vouchers as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA). The proposed development is a new construction, 3-story apartment building consisting of seventy-five (75) units (74 rental units) for seniors, including homeless seniors. The development will consist of sixty (60) one-bedroom units, fourteen (14) two-bedroom units and one (1) three-bedroom manager's unit. Rents for ten of these one-bedroom units will be at or below 30% Area Median Income (AMI), with the balance of the units restricted at 50%, 60% or 70% AMI. The ten units restricted at 30% AMI would be assisted through the proposed \$567,000 County loan, and 8 of these rent-restricted units would receive Project-Based Vouchers.

The development will help address the need for permanent supportive housing in the County of Orange by providing ten units of newly constructed housing with supportive services, which will be affordable to formerly homeless persons earning 30% of Area Median Income, within a larger seventy-five (75) unit affordable senior housing community.

The property is located at the northwest corner of Camino Capistrano and Juniper Serra Road, near the I5 Freeway. Surrounding or nearby uses include Silverado San Juan Capistrano Memory Care Community, a senior living facility; uses related to JSerra Catholic High School, Kaiser Permanente medical offices, and a rail line and right-of-way owned by the Orange County Regional Rail Authority. It is currently zoned VHD (Very High Density) which allows development of 30 units per acre.

FINDING OF NO SIGNIFICANT IMPACT

The County of Orange, OC Housing and Community Development has determined that the development 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) and can be viewed at <http://www.occommunityservices.org/hcd/community> or on file at

County of Orange, OC Housing and Community Development, 1501 E. St. Andrew Place, First Floor, Santa Ana, CA 92705 and may be examined or copied weekdays 8 A.M to 5 P.M.

PUBLIC COMMENTS

Notice is hereby further given to provide the public a 15-day review period November 19, 2019 to December 6, 2019. Any individual, group, or agency may submit written comments on the ERR to County of Orange, OC Housing and Community Development, 1501 E. St. Andrew Place, First Floor, Santa Ana, CA 92705. All comments received by December 6, 2019 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 and 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, Los Angeles Area Field Office at 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Julia Bidwell, Director
OC Housing and Community Development