

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

Date of Notice: October 24, 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 November 12, 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 **Casa Paloma**. A request will also be submitted to HUD, Office of Public and Indian Housing for the release of 48 Orange County Housing Authority Project-Based Vouchers as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA). The development consists of the new construction of a 49-unit (48 one-bedroom units and 1 two-bedroom manager unit), affordable housing development serving 100 percent permanent supportive housing (PSH) residents. Its purpose is to provide housing to homeless households and homeless mentally ill with incomes at 25, and 30 percent of the Area Median Income ("AMI").

The units set-aside for homeless households will provide much needed affordable housing for the most vulnerable and at-risk individuals in the community. The proposed development total cost is \$30 million; approximately \$950,600 in HOME and/or Housing Successor funds.

The development is located at 15162-15182 Jackson Street, Midway City, California, a 1.1-acre site composed of two parcels, currently consists of an existing small pottery manufacturing operation. The existing structures related to the small pottery manufacturing operation would be demolished and removed. The development site is zoned as General Business (C2) with a Housing Opportunities Overlay (H) and is designated as Community Commercial by the County General Plan. The proposed development involves a Site Development Permit process.

**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 beginning October 24, 2019 to November 8, 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 November 8, 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 Community Development Manager, 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