

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

Date of Notice: July 7, 2020

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

Address: 1501 E. St. Andrew Place

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

Telephone Number: (714) 480-2918

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 July 23, 2020 County of Orange, Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing for the release of 57 Orange County Housing Authority (OCHA) Project-Based Vouchers as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA), to undertake a development known as **Airport Inn Apartments**. The development consists of rehabilitation of an existing motel into 57 studio units for homeless individuals and one two-bedroom manager's unit, a new parking lot with a security gate and fencing, construction of a new one-story community building, as well as aesthetic improvements to the facade and exterior.

All 57 rental units set-aside for homeless individuals will provide much needed affordable housing for the most vulnerable and at-risk individuals in the community. The proposed development will utilize 57 OCHA Project-Based Vouchers.

The development is located at 8180 Commonwealth Ave (APN 070-012-38) in the City of Buena Park, California 90621, on approximately .8 acre which is currently occupied by a limited service motel facility in two two-story buildings. It is currently zoned ML Light Industrial with a Neighborhood Commercial Overlay. A zone change and Development Agreement has been approved by the City of Buena Park Planning Commission and the City Council, and the development is in conformance with land use and zoning requirements.

**FINDING OF NO SIGNIFICANT IMPACT**

The County of Orange, Housing & 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). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to 1501 E. St Andrew Place, Santa Ana, CA 92705 or by email to [jaclyn.canzone@occr.ocgov.com](mailto:jaclyn.canzone@occr.ocgov.com). The ERR can be accessed online at the following website <http://www.occommunityservices.org/hcd/community>.

**PUBLIC COMMENTS**

Notice is hereby further given to provide the public a 15-day review period beginning July 7, 2020 to July 22, 2020. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development, 1501 E. St. Andrew Place, Santa Ana, CA 92705. All comments received by July 22, 2020 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Los Angeles Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD Los Angeles Office of Public Housing via email to verify the actual last day of the objection period.

Julia Bidwell, Director  
OC Housing & Community Development