

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

Date of Notice: October 17, 2018

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

Address: 1300 S. Grand, Building B

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 5, 2018, the County of Orange, Housing & 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 project known as **Cypress Village Apartments**. A request will also be submitted to HUD, Office of Public and Indian Housing for the release of 10 Project-Based Housing Choice Vouchers as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA) and 15 Veterans Affairs Supportive Housing Program (HUD-VASH) under Notice PIH 2015-10, issued June 12, 2015. The project consists of the New construction of a two-building, 80-unit development for low income households and low to extremely low-income households that are homeless, homeless veterans and households in which at least one member has a developmental disability. 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 project total costs is \$39 million; approximately \$1.5 million in HOME and/or Housing Successor funds and will utilize Veterans Affairs Supportive Housing Project-Based Vouchers and/or Project-Based Housing Choice Vouchers.

The project site is located on an approximately 2.58-acre lot at northeast corner of Sand Canyon Avenue and Nightmist in the City of Irvine. The proposed building height would be up to approximately 50 feet. The total gross building area would be 106,494 square feet with 3,200 square feet for clubhouse, computer room, media/game room, and Irvine Community Land Trust offices. The unit mix would consist of 24 one-bedroom/one-bath units, 16 two-bedroom/two-bath units, and 40 three-bedroom/two-bath units. The adjoining properties consist of Irvine Unified School District school bus depot to the southwest; Sand Canyon Avenue then Irvine Company residential properties to the northwest; vacant/undeveloped lot to the southeast; and Avella Apartment Homes to the northeast.

**FINDING OF NO SIGNIFICANT IMPACT**

The County of Orange, 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) and can be viewed at <http://www.occommunityservices.org/hcd/community> or on file at Housing &

Community Development, 1300 S. Grand. Building B, 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 17, 2018 and ending November 1, 2018. Any individual, group, or agency may submit written comments on the ERR to the OC Homeless, Housing & Community Development, 1300 S. Grand, Building B, Santa Ana, CA 92705 All comments received by November 1, 2018 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 Craig Fee in his 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.

Craig Fee, Community Development Manager  
OC Homeless, Housing and Community Development