

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

Date of Notice: October 30, 2023

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

Address: 1501 E. St. Andrew Place, 1<sup>st</sup> 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 20, 2023, the County of Orange, OC Housing & Community Development (OCHCD), 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 62 Orange County Housing Authority (OCHA) Veterans Affairs Supportive Housing (VASH), Mainstream and/or Housing Choice Project-Based Vouchers (PBVs) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) to undertake a development known as **HB Oasis Project** (Development).

The Development is located in the City of Huntington Beach at 17251 Beach Boulevard. The County acquired the project site consisting of a 64-room motel with Homekey funds and ground leased it to the Developer and it has been operating as interim housing since 2022. The project is an adaptive reuse development that includes the conversion of current motel (former Quality Inn and Suites Motel), operating as interim housing, into approximately 62 permanent supportive housing (PSH) studio units and one manager's unit.

The Developer, American Family Housing, has requested 62 OCHA PBVs (VASH, Mainstream and/or Housing Choice PBVs). These 62 restricted apartments will be guaranteed for 20 years and target individuals earning no more than 30% of the Area Median Income (AMI).

**FINDING OF NO SIGNIFICANT IMPACT**

The OCHCD 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 OC Housing & Community Development, Attention: Suzanne Harder, 1501 E. St. Andrew Place, 1st 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 an 18 -day review period beginning October 30, 2023, to November 17, 2023. 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 November 17, 2023, 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 OCHCD, 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 at [CPDLA@hud.gov](mailto:CPDLA@hud.gov) or to HUD Los Angeles Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD or HUD Los Angeles Office of Public Housing via email to verify the actual last day of the objection period.

Julia Bidwell, Director  
OC Housing and Community Development