

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

June 19, 2025

County of Orange  
OC Housing & Community Development  
1501 East St. Andrew Place, 1<sup>st</sup> Floor  
Santa Ana, CA 92705  
(714) 480-2991

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 8, 2025, Orange County (OC) Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of eight Project-Based Housing Choice Vouchers (\$3,244,800) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, and local funding for one unit through a County of Orange loan of \$1,237,500 for nine units to undertake a project known as the Lampson Workforce Housing Project for the purpose of providing affordable housing.

The proposed project would be located at 4665 Lampson Avenue, Los Alamitos, CA 90720. The project site contains an asphalt surface parking lot and ornamental landscaping, with a boat storage area that is fenced off and a shipping container in the northwest corner. The project entails the acquisition of a 2.2-acre parcel by C&C Development and construction and operation of a 77-unit, rental affordable multi-family apartment complex. The units would be provided in three 3-story buildings and would be comprised of 36 one-bedroom, 20 two-bedroom, and 21 three-bedroom units. Of the 77 units, 5 one-bedroom, 2 two-bedroom, and 2 three-bedroom units would be designated as permanent supportive housing (PSH) for individuals and families experiencing homelessness, with incomes at or below 30% of the area median income (AMI). The remaining units would be reserved for those earning up to 70% AMI. Leasing, office space, and common amenities, including a lobby, mail room, clubroom, homework room, storage room, and laundry room, would be provided on the ground level, with two levels of units above. The project would also include construction of associated site improvements including landscaping, infrastructure, open space areas, and 102 parking spaces (30 garage spaces and 72 open spaces). Open space areas would contain lounge areas with lounge seating and a fire pit, a lawn area with bench seating, a shade structure with a BBQ island and dining furniture, and a tot lot with a rubberized play surface. The project would include solar panels and would be 100% electric, with electric vehicle (EV) charging stations and a community EV for residents to drive short-distance trips to the local grocery store.

**FINDING OF NO SIGNIFICANT IMPACT**

The County of Orange, OC 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) on file at 1501 E. St. Andrew Place, 1<sup>st</sup> Floor, Santa Ana, CA 92705, where the ERR may be examined or copied Monday through Thursday 8:00 A.M to 5:00 P.M.

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 a 15-day review period from June 19, 2025 to July 8, 2025. Any individual, group, or agency may submit written comments on the ERR to OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705. All comments received by July 7, 2025, 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD's Los Angeles Field Office at 300 North Los Angeles Street, Suite 4054, Los Angeles, CA 90012 or via email or at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD's Los Angeles Field Office via email to verify the actual last day of the objection period.

Julia Bidwell, Director  
OC Housing & Community Development