

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

August 6, 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 August 22, 2025, County of Orange, OC Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 25 Housing Choice Project-Based Vouchers (\$10,140,000) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, and Community Project Funding (\$2,970,000) under grant number B-23-CP-CA-0107 to undertake a project known as Marks Way for the purpose of providing affordable housing.

The Project would consist of demolition of three existing single-story apartment buildings consisting of 5 dwelling units and a parking lot on site and construction and operation of a new, 3-story, 50-unit, 100% affordable housing development for seniors. Of the 50 affordable units proposed, 24 units would be available to Mental Health Services Act (MHSA) eligible households. There would be one unrestricted manager's unit in the proposed Project. All units, with the exception of the manager's unit, would be restricted to seniors aged 62 and older with income levels between 30% and 80% of the area median income; this income restriction would be recorded for a minimum affordability period of 55 years.

On-site shared community amenities would include an approximately 1,430-square-foot, ground-floor community room, along with a dedicated fitness room, and would provide ample space for tenants to frequent for resident services, programs, and group activities. A shared laundry room would also be located on the ground floor. The building would be served by an elevator. The surrounding outdoor areas would include landscaping with trees, shrubs and ground cover along with a covered outdoor trellis area, ping pong table, and dedicated dog park.

Vehicle access to the site would be provided from a single driveway off of Marks Way at the southeastern corner of the Project site. Surface parking would be provided, with 19 spaces along the southern and western portions of the site. The total Project cost is estimated to be approximately \$34,235,501 from all funding sources.

**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). The ERR will be made available to the public for review either electronically or by the U.S. mail. Please submit your request by U.S. mail to OC Housing & Community Development Attn: Craig Fee, 1501 E. St. Andrew Place, 1<sup>st</sup> Floor, Santa Ana, CA 92705 or by email to [craig.fee@occr.ocgov.com](mailto:craig.fee@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 a 15-day review period from August 6, 2025, to August 21, 2025. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development Attn: Craig Fee, 1501 E. St. Andrew Place, 1<sup>st</sup> Floor, Santa Ana, CA 92705. All comments received by August 21, 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