

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

January 21, 2026

County of Orange
OC Housing & Community Development
1501 East St. Andrew Place, 1st 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 *February 06, 2026*, 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 15 Project-Based Housing Choice Vouchers (\$6,242,400) as authorized under the Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), to undertake a project known as the Aspan Court Apartments Project for the purpose of providing affordable housing.

The proposed project site consists of two parcels located at 22471 Aspan Street, Lake Forest, CA 92630, and would consist of demolition of an existing commercial building and parking lot on the project site, and construction and operation of four-story affordable rental housing development. The development would consist of a single building containing 50 units, including 20 one-bedroom units, 16 two-bedroom units, 13 three-bedroom units, and 1 three-bedroom manager's unit. All units, except the manager's unit, would be income-restricted to households earning between 30% to 80% of the Area Median Income (AMI) for Orange County. Additionally, 15 of the one-bedroom units would be designated as Supportive Housing units for households eligible under the Mental Health Services Act (MHSA).

All residents would have access to on-site supportive services provided by National CORE's resident services division, Hope Through Housing Foundation. These services would include counseling, financial literacy, youth programs, healthy living education, and job training. Fifteen units will also receive case management by the OC Health Care Agency (HCA) or through County-contracted program for MHSA-eligible households.

The ground floor of the building would include over 2,625 square feet of community-serving space, featuring a lobby, a community room with a kitchen, leasing offices, private case management offices, a computer lab, a laundry room, and building support spaces including maintenance and security. The building would be served by an elevator. A dedicated space for Lake Forest Police Services would also be incorporated into the building.

Common open space amenities would include an entry plaza semi-enclosed by the building with landscaping, seating, and pedestrian hardscaping; a barbeque pavilion and a dog park located in the northwestern corner of the site; and pedestrian pathways throughout the site. In addition, a leasing office and community room would be located on the first floor of the project site. The onsite parking lot would contain a total of 72 parking spaces, comprised of 35 standard spaces, 6

spaces accessible to individuals with disabilities in compliance with the Americans with Disabilities Act (ADA), and 31 total proposed electric vehicle (EV) spaces including 8 EV-capable spaces, 19 EV-ready spaces, and 4 EV charging station spaces. Project implementation would also require rezoning of the project site from R-S (Residential Suburban) to R-M-20 (Residential Multiple-Family 20). The project would utilize the State Density Bonus pursuant to California Government Code Sections 65915-65918 to allow a residential density of approximately 32 dwelling units per acre on the project site.

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 OC Housing & Community Development, 1501 E St Andrew Place 1st Floor, Santa Ana, CA 92705 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M., or online at <https://www.ochcd.org/resources/environmentals>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to OC Housing & Community Development Attn: Craig Fee, 1501 E St Andrew Place, 1st Floor, Santa Ana, CA 92705 or via email at Craig.Fee@occr.ocgov.com. All comments received by 5:00 P.M. on *February 6, 2026* 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. 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