

**COMBINED PUBLIC NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS AND
FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A
FEDERAL FLOOD RISK MANAGEMENT STANDARD DESIGNATED FLOODPLAIN**

June 25, 2026

County of Orange
OC Housing and Community Development
1501 East St. Andrew Place, 1st Floor
Santa Ana, CA 92705
(714) 480-2918

These combined notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the County of Orange, Orange County (OC) Housing and Community Development.

REQUEST FOR RELEASE OF FUNDS

On or about July 14, 2026, the County of Orange, OC Housing and Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of eight Project-Based Vouchers (\$3,582,720) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, to undertake a project known as the Mercury Senior Apartments for the purpose of providing affordable housing for seniors (aged 62 and older) located at the southeast corner of the intersection of Berry Street and Mercury Lane (Assessor's Parcel Number 296-141-05) in the City of Brea, Orange County, California.

The proposed project involves construction of a new five-story, approximately 81,445-square-foot affordable housing development for seniors on an approximately 1.01-acre vacant site. The project site is located within the Brea Core Specific Plan Area and would be rezoned from Industrial Commercial to Mixed Use (MU-50) to accommodate the proposed residential development. The project would consist of a single L-shaped building containing 85 residential units, including 68 one-bedroom units and 17 two-bedroom units. One two-bedroom unit would be reserved for an on-site property manager. Of the 84 units available for lease, 74 would be income-restricted to households earning between 30% and 70% of the Area Median Income for Orange County, and 10 one-bedroom units would be designated as Permanent Supportive Housing for individuals experiencing homelessness.

The ground floor would include tuck-under parking and building support and resident amenity spaces, such as a lobby and leasing office, community game room, fitness room, laundry room, mail room, bicycle storage room, maintenance and utility areas, storage, and a trash room, along with an outdoor patio area. A rooftop deck would be located on the fifth floor. Residential units would occupy floors two through five.

The project would provide a total of 63 parking spaces, including 24 tuck-under spaces and 39 surface spaces. Vehicular access would be provided via a driveway on Mercury Lane at the northeastern corner of the site.

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A FLOODPLAIN

This is to give notice that the County of Orange, OC Housing and Community Development has conducted an evaluation as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR

55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The proposed project is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, as determined using the 0.2-percent-flood approach (500-year floodplain). Federal Emergency Management Agency Flood Insurance Rate Maps identify the site as Zone X (shaded). The flood source affecting the site is the Brea Canyon Channel. Floodplain functions at the site are limited due to its location in a fully urbanized area with existing engineered drainage infrastructure. Approximately 1.01 acres of the 500-year floodplain would be impacted by the project.

The County has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland: the No Action Alternative, alternative sites outside the FFRMS floodplain, and alternative project designs. The No Action Alternative would fail to meet the critical need for affordable senior and supportive housing. Alternative sites outside the floodplain were determined to be impracticable due to land availability, zoning constraints, site size limitations, and financial feasibility. Alternative designs would not eliminate floodplain impacts because the entire site is located within the FFRMS floodplain. To minimize adverse impacts and preserve floodplain values, the project will incorporate stormwater management, drainage, and erosion control measures consistent with state and local requirements. Based on the applicable Flood Insurance Study flood profiles for the Brea Canyon Channel, the 500-year floodplain elevation in the project vicinity is 340.5 feet. The project will be designed so that the lowest finished floor, including critical building systems, is elevated at or above the 500-year floodplain elevation, thereby minimizing flood risk to structures and occupants. The project will also comply with all applicable local floodplain management and building code requirements.

The County has reevaluated alternatives to building in the FFRMS floodplain and has determined that it has no practicable alternative to FFRMS floodplain development. Environmental files documenting compliance with Executive Order 11988 and 24 CFR 55 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the FFRMS floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about the FFRMS floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the FFRMS floodplain, it must inform those who may be put at greater or continued risk.

FINDING OF NO SIGNIFICANT IMPACT

The County has prepared an Environmental Assessment in accordance with the National Environmental Policy Act of 1969 (NEPA) and HUD environmental review regulations at 24 CFR Part 58. The County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under NEPA is not required.

PUBLIC REVIEW AND COMMENTS

The Environmental Review Record (ERR) documents, including the draft Environmental Assessment with a full description of the project and Floodplain Management Determination documents, are available for public review at OC Housing and Community Development, 1501 East St. Andrew Place, 1st Floor, Santa Ana, CA

92705, during the hours of 8:00 AM to 5:00 PM on weekdays, and online at <https://www.ochcd.org/resources/environmentals>.

Written comments must be received by the County at the above address and/or (714) 480-2918, Attention: Ernest Hernandez, Compliance and Environmental Coordinator. Comments may also be submitted via email at Ernest.Hernandez@occr.ocgov.com. All comments received by 5:00 PM on July 13, 2026, will be considered by the County prior to submission of a request for release of funds to HUD. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of Orange, OC Housing and Community Development certifies to HUD that Julia Bidwell in her capacity as Director of OC Housing and 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 OC Housing and Community Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County's 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 OC Housing and Community Development; (b) the County 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 Office of Public Housing at 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012 or via email 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
County of Orange, OC Housing and Community Development