

**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**

July 28, 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 August 13, 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 five Project-Based Vouchers (\$2,239,200) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, to undertake a project known as Tustin Heritage for the purpose of providing affordable housing for families with minor children located at 1852 and 1854 San Juan Street in the City of Tustin, Orange County, California (Assessor's Parcel Number 500-032-04) in the City of Tustin, Orange County, California.

The proposed project demolition of two existing single-family residences and ancillary structures and construction of a 3-story, approximately 9,750-square-foot affordable housing development for extremely low-to low-income families with minor children earning between 30% to 80% of the area mean income and who are homeless or at risk of homelessness. The project would contain eight units consisting of two one-bedroom units, four two-bedroom units, and two three-bedroom units.

Shared amenities would be located on the ground floor and would include a community room, laundry facilities, bicycle storage, and common open space areas. The project would provide approximately eight on-site parking spaces, including one electric vehicle charging space. Vehicular access to the site would be provided via a driveway from San Juan Street, and a pedestrian pathway would connect the building entrance to the public sidewalk along San Juan Street. Property management and resident services would be provided by Families Forward. Supportive services would include housing navigation, food assistance, career coaching, counseling, mental health support, and other resources intended to help families achieve long-term stability.

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 El Modena-Irvine Channel. Floodplain functions at the site are limited due to its location in a fully urbanized area with existing engineered drainage infrastructure. Approximately 0.22 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 housing. Alternative sites outside the floodplain were determined to be impracticable due to land availability, zoning constraints, site limitations, and financial feasibility. Alternative designs would not eliminate floodplain impacts because the entire site is located within the FFRMS floodplain. The project site is currently developed with residential buildings, accessory structures, a swimming pool, and extensive paved surfaces, resulting in approximately 90% impervious cover. Under the proposed project, impervious surfaces would be slightly reduced to approximately 85% of the site. As such, the project would not result in a substantial change to existing site conditions and would maintain conditions that are predominantly paved and impervious in nature. 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 El Modena-Irvine Channel, the 500-year floodplain elevation in the project vicinity is 102.5 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.oc.gov. All comments received by 5:00 PM on August 12, 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