

Early Notice and Public Review of a Proposed
Activity in a Floodplain

To: All interested Federal, State and Local Agencies, Groups and Individuals

This is to give notice that **California Department of Housing & Community Development (HCD)** under 24 CFR Part 58 has determined that the following proposed action under the HOME Program is located in the Federal Flood Risk Management Standard floodplain, and HCD will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Exeter Heritage is the rehabilitation of 24 units of rental housing for elderly on an approximately 1.17 acre tract of land. The project is located at 501 North B Street, Exeter, CA 93221. According to flood insurance rate maps from FEMA's Map Service Center, there is a 500-year floodplain (or '0.2-percent-annual-chance floodplain') located on the project site as indicated on FEMA Map 06107C0970E, effective 6/16/2009. Therefore, the site is in the FFRMS Floodplain. FEMA Flood Insurance Study (FIS) 06107CV000B revised December 18, 2012 shows no BFE for the 500-year floodplain in the vicinity of the subject property. The subject property is in the City of Exeter, CA, a non-flood prone community per FEMA Flood Insurance Study (FIS) Number 06107CV000B, with no mapped Special Flood Hazard Area (SFHA) or 1-percent-annual-chance (100-year) floodplain on the effective Flood Insurance Rate Map (FIRM). There is a mapped 0.2-percent-annual-chance (500-year) floodplain in the vicinity, but no base flood elevation (BFE) is provided for that zone in the FIS or FIRM, and no actionable Climate-Informed Science Approach (CISA) data is available to define the Federal Flood Risk Management Standard (FFRMS) floodplain under 24 CFR § 55.7(b)(1). Per 24 CFR § 55.7, the FFRMS floodplain is determined using a tiered hierarchy. Since no CISA data is available or actionable, the next approach is the 0.2-Percent-Annual-Chance Flood Approach (0.2PFA) under § 55.7(b)(2), which defines the FFRMS floodplain as the area within the FEMA-mapped 500-year floodplain (and its associated elevation, if defined). Therefore, the subject is in the FFRMS floodplain. Where the 500-year floodplain is mapped but lacks a specific flood elevation (common in shaded Zone X areas without detailed study), and to ensure conservative application of the standard, the Freeboard Value Approach (FVA) under § 55.7(b)(3) is appropriately considered using best available information (§ 55.7(d)). The nearest mapped 1-percent-annual-chance floodplain has established BFEs ranging from 380 to 387 feet. For conservatism in this environmental review, the highest BFE in the referenced 100-year floodplain of 387 feet is used as the reference base flood elevation. Under the FVA for non-critical actions, the FFRMS floodplain elevation is defined as the BFE plus an additional 2 feet of freeboard, resulting in an FFRMS elevation of $387 + 2 = 389$ feet. The finished floor elevations (FFE) of the buildings, as shown on the USGs National Map Viewer are 394.38 feet, 395.18 feet, and 395.35 feet (lowest floor at 394.38 feet). These FFEs are all substantially above the calculated FFRMS elevation of 389 feet. The lowest FFE (394.38 ft) is 5.38 feet above the FFRMS level. Because the lowest floor of the existing buildings is elevated well above the FFRMS floodplain elevation determined via the conservative FVA application, the site will not require mitigation.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by **HCD** at the following address or to the email address below on or before April 24th, 2026.

Jason L. Bradley
DFFA Project Origination Branch Chief
California Department of Housing & Community Development
651 Bannon Street, Suite 400
Sacramento, CA 95811

A full description of the project may also be reviewed from **8 a.m. to 5 p.m.** at **the above address or by email request to NEPAComments@hcd.ca.gov**. Comments may also be submitted via email to NEPAComments@hcd.ca.gov.

Date: April 9th, 2026