

Early Notice and Public Review of a Proposed
Activity in the Federal Flood Risk Management Standard 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 HUD 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.

La Hacienda Phase 3 includes construction of 41 single-family homes. The project encompasses 9.5 acres located north of Tornado, south of 4th Street, and east of Hair Street in Huron, CA in the County of Fresno.

FFRMS FLOODPLAIN DETERMINATION

1. Applicable FEMA Flood Insurance Rate Map (FIRM)

- Panel: 06019C3255H

- Effective Date: February 18, 2009

The entire project site is located in Zone X (0.2% annual chance flood hazard / “500-year” floodplain) with no Base Flood Elevation (BFE) or flood depth shown.

2. Supporting Flood Insurance Study (FIS)

- FIS Numbers: 06019CV001C and 06019CV002C

- Revision Date: January 20, 2016

Review of the FIS confirms there are no flood profiles or detailed hydraulic analyses for the subject area or the adjacent Zone A (1% annual chance) located immediately east of the site beginning at S. Siskiyou Avenue. Accordingly, no 1% or 0.2% BFEs are established for the area.

3. Federal Flood Risk Management Standard (FFRMS) Applicability

Because the site lies within the 0.2% annual chance floodplain, it is subject to the FFRMS (44 CFR § 9.7(c)(3)). For areas without a published 0.2% BFE, the FFRMS requires the higher of the following approaches:

- Freeboard Value Approach (FVA): 0.2% BFE + 1 foot, or
- Critical Action Freeboard (if applicable): 0.2% BFE + 3 feet

Since no 0.2% BFE exists, the FFRMS floodplain elevation is established using the alternative method allowed in FEMA’s Implementing Guidelines:

FFRMS Floodplain Elevation = Highest Adjacent Grade (HAG) + 1 foot

4. Elevation Determination

- Highest Adjacent Existing Grade (from approved grading plan): 346.8 feet (NAVD88)
- FFRMS Floodplain Elevation (HAG + 1 ft): 347.8 feet (NAVD88)

5. Proposed Development Compliance

- Proposed finished pad/lot elevations: 347.5 – 348.5 feet
- Proposed finished floor elevations (FFE) of residential structures: 348.5 – 349.5 feet (minimum 1.0 ft above finished pad)

All proposed finished floor elevations exceed the FFRMS floodplain elevation of 347.8 feet by a minimum of 0.7 feet and a maximum of 1.7 feet. The affected area of the FFRMS floodplain is approximately 9 acres.

HCD considered the following alternatives in reviewing this site:

A. Locations outside and not affecting the FFRMS floodplain

There is very little land in Huron that is outside the FFRMS. None would meet the specific goals of the project to provide this housing for this area. Many other locations considered would have affected a larger area of FFRMS floodplain.

B. Alternative methods to serve the identical project objective, including but not limited to design alternatives such as repositioning or reconfiguring proposed siting of structures and improvements or incorporating natural systems, ecosystem processes, and nature-based solutions to avoid floodplain and wetland impacts.

During the course of the planning for the development, the site was designed to minimize the floodplain impact. The buildings will be constructed in the FFRMS floodplain but due to existing site elevation of the lots, a minimal amount of fill will be used. Project sidewalks and roadways will be constructed in the FFRMS floodplain. The affected area is approximately 9 acres on site. This final design reduces the potential costs of property losses from flooding and potentially the cost of flood insurance.

C. A determination not to approve any action proposing the occupancy or modification of a floodplain.

The no action alternative is not practicable because it would not provide assistance for severely needed affordable housing in the area.

HCD has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690 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 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 below email address on or before **September 30, 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: September 15, 2026