

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

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

This is to give notice that Orange County Housing & Community Development (the County) under HUD 24 CFR Part 58 has determined that the following proposed action under the HUD Housing Choice Voucher Program CA094 is located in the 100-year floodplain, and the County will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed Paseo Adelanto Mixed-Use Permanent Supportive Housing Project (proposed project) is located at 34200 Paseo Adelanto in the City of San Juan Capistrano, Orange County. The proposed project would be constructed on the northern 2.22 acres of the 5.7-acre City Hall property owned by the City of San Jan Capistrano. The proposed 3-story residential building is a component of the City of San Juan Capistrano's redevelopment of the subject parcels, including the construction of a new City Hall. Once completed the proposed project would provide 50 new affordable housing units, supporting housing goals outlined in the Orange County Consolidated Plan. In addition, the project area is designated as an affordable housing site in San Juan Capistrano's Housing Element. The project area is located between Trabuco Creek, a regulatory floodway, and San Juan Creek. As a result, the proposed project is identified on the Federal Emergency Management Agency Flood Insurance Rate Map (Panel Number 06059 C0506J) as being within a Zone AE flood zone for being susceptible to flooding during a 100-year flood event.

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 Orange County Housing & Community Development at the following address on or before October 25, 2021:

OC Housing and Community Development

Attn: Julia Bidwell, Director
1501 E. St. Andrew Place, 1st Floor
Santa Ana, CA 92705

A full description of the project may also be reviewed from 8:00 a.m. to 5:00 p.m. at same address above and <https://www.ochcd.org/resources/public-notice>. Comments may also be submitted via email at liza.santos@occr.ocgov.com.

Date: October 8, 2021