

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain**

To: All interested Agencies, Groups and Individuals

This is to give notice that Orange County (OC) Housing and Community Development (County) has determined that the following proposed action under the U.S. Department of Housing and Urban Development (HUD) Project-Based Voucher (PBV) Program is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the County will be identifying and evaluating practicable alternatives to locating the action within the FFRMS floodplain and the potential impacts on the FFRMS floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is located on a 0.22-acre parcel at 1852 and 1854 San Juan Street in the City of Tustin, Orange County, California (Assessor's Parcel Number 500-032-04). The proposed Tustin Heritage Project involves 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. 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. The extent of the FFRMS floodplain was determined using the 0.2% flood approach (500-year floodplain). The project site and surrounding area are located within the 500-year floodplain but are fully developed with urban infrastructure, including roads, utilities, and residential, commercial, and institutional buildings. Approximately 0.22 acres of the 500-year floodplain would be impacted by the project.

The existing natural and beneficial functions and intrinsic values of the floodplain that could be considered potentially affected are limited due to the site's highly urbanized and previously developed condition within the 500-year floodplain. The project site is surrounded by paved surfaces, buildings, roadways, and underground utilities, which substantially constrain natural floodplain processes. As a result, the floodplain on and adjacent to the site provides limited floodwater storage and conveyance, with stormwater runoff largely controlled through existing engineered drainage systems rather than natural overbank flooding processes. 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. Any changes to impervious surface area and associated stormwater runoff or floodplain functions would be minimal. Furthermore, the affected area is limited, and implementation of stormwater management features would minimize changes to groundwater recharge and discharge. Erosion control and sediment retention functions are limited due to the



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predominance of impervious surfaces on site, and water quality maintenance functions are minimal, as stormwater is managed primarily through municipal infrastructure rather than natural filtration. The site does not support wetlands, riparian vegetation, native habitat, or other ecologically sensitive resources.

Similarly, the intrinsic values of the floodplain at this location are limited. The site does not provide recreational, educational, or scientific value, as it is not accessible to the public for open space use and does not contain natural features of interpretive significance. There are no known historic, cultural, or archaeological resources associated with the floodplain of the site, and the area does not function as a scenic or cultural landscape.

Overall, due to the urbanized setting and developed condition of the site, the natural and beneficial functions of the floodplain (including floodwater storage and conveyance, groundwater recharge and discharge, erosion control, water quality maintenance, and habitat for flora and fauna), as well as its intrinsic values (such as recreational, educational, scientific, historic, and cultural values), are limited or diminished. The floodplain in this area primarily supports existing development and does not provide significant ecological or hydrologic functions.

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. Commenters are encouraged to offer alternative sites outside of the FFRMS floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. 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.

Written comments must be received by the County at the following address on or before June 5, 2026: OC Housing and Community Development, 1501 East St. Andrew Place, Santa Ana, CA 92705 and (714) 480-2876, Attention: Frank Padilla, Community Development & Administrative Manager. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the above address. Comments may also be submitted via email at francisco.padillajr@occr.ocgov.com.

Date: May 20, 2026