



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

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

This is to give notice that the City of Healdsburg has determined that the following proposed action under consideration is located partly within the 100-year floodplain/wetland. The proposed action qualifies as a federal undertaking because federal funds from the Community Development Block Grant, a program of the U.S. Department of Housing and Urban Development (HUD) are being sought for the proposed project by Burbank Housing Development Corporation, the project sponsor. A federal environmental review is required and is being prepared pursuant to 24 CFR Part 58, HUD environmental regulations. The City of Healdsburg is acting as the Responsible Entity under Part 58. The City of Healdsburg will be identifying and evaluating practicable alternatives to locating the action in the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Burbank Housing Development Corporation proposes new construction of two multifamily apartment buildings on a City-owned property – an undeveloped 3.7-acre site located at 155 Dry Creek Road, Healdsburg, Sonoma County California, 95448 (Assessor Parcel Number 089-071-002). The proposed project would include a mix of one, two, and three-bedroom units for a total of 58 units. All units (excluding one manager's unit) would be made available to extremely low-, very-low-, and low-income households earning between 30 and 60 percent of area median income for Sonoma County. A local non-profit organization, Reach for Home, would have first priority to approximately five of these units to help address the City's extremely low-income supportive housing needs. The site is currently vacant and includes the 35-foot-wide Foss Creek riparian corridor and 0.57-acre of seasonal wetlands. Federal Emergency Management Agency (FEMA) maps were reviewed to help determine whether the area being developed is subject to routine flooding. The project site is split between 2 flood insurance rate maps (FIRMs) – Community Panel Numbers 06097C0344E and 06097C363E, respectively. Portions of the project site where buildings would be constructed lie within Zone AE – an area defined by FEMA to have a 1 percent probability of flooding every year and where predicted floodwater elevations have been established. The FEMA-established base flood elevations for the site range from 129.4 feet to 133.8 feet. The proposed project would result in temporary disturbance of approximately 2.37 acres and would permanently develop approximately 1.75 acres. Construction activities for the proposed project would include grading of the project site and the filling of portions of the project site to elevate the proposed apartment buildings out of the floodplain. The proposed project would avoid approximately 0.32 acre of wetlands, develop 0.25 acre of existing wetlands, and construct 0.41 acre of new on-site wetlands (for a post-development total of 0.73 acre of wetlands). The proposed wetlands would be developed between the new hardscapes on the eastern portion of the site and the limit for the 35-foot-wide Foss Creek riparian corridor. Hardscape drainage would be collected in drain inlets and discharged to the proposed project's bioretention basins at the northeast and southwest portions of the site. An overflow drain inlet would connect into the existing storm drain system and discharge into Foss Creek. If bioretention basins reach their saturation capacity in high flood storm events, excess water flow would be conveyed into the existing and proposed wetlands. The proposed wetlands would be designed to retain a certain flow/volume level from high-frequency storm events in order to maintain infiltration and an approximate continuous saturation of the native and design soils.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands 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/wetland, 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/wetlands 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/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Healdsburg at the following address on or before **October 27, 2022**: City of Healdsburg Community Development Department, 401 Grove Street, Healdsburg, CA 95448 and 707.473.4463, Attention: Ellen McDowell, Senior Planner. A full description of the project may also be reviewed from **9:00 a.m. to 5:00 p.m.** at same address as above and at the City's web site in the Environmental Documents section of the Planning and Building Department area of the web site at [Environmental Documents | Healdsburg, CA - Official Website](#). Comments may also be submitted via email at emcdowell@healdsburg.gov.

Date: October 11, 2022