

CITY OF VALLEJO
Final Notice and Public Explanation of a Proposed
Activity in a 100-Year Floodplain

To: All interested Agencies, Groups, and Individuals

This is to give notice that the City of Vallejo has conducted an evaluation as required by Executive Order 11988 to determine the potential affect that its activity in the floodplain will have on the human environment for the Community Development Block Grant (CDBG) Program (HUD Grant Numbers B-17-MC-06-0029 and B-18-MC-06-0029), and the HOME Investment Partnerships Program (HUD Grant Numbers M-17-MC-06-0223 and M-18-MC-06-0223).

Proposed Action: The demolition of two existing structures, and the construction of 75 units of permanent supportive housing for very low-income individuals and couples, on a 1.34-acre City-owned property located at 2118 and 2134-36 Sacramento Street, in the City of Vallejo, California, in the County of Solano. The project site is entirely within the Special Flood Hazard Area Zone "AE" Zone floodplain, as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 607 of 730, Map Number 06095C0607F, revised August 3, 2016.

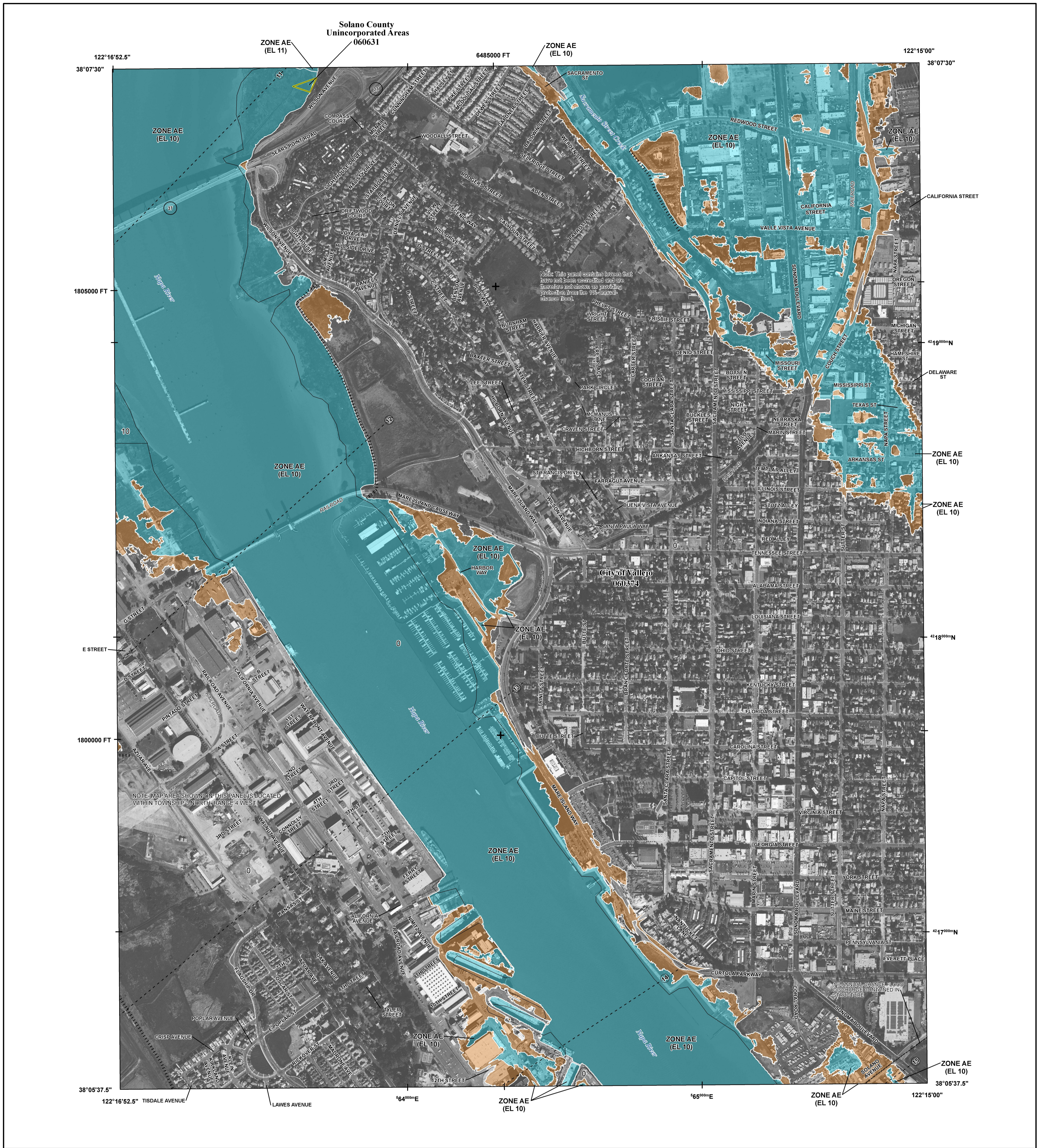
The City of Vallejo has considered the following alternatives to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values. The City considered constructing the project at 5 Midway Street, a City-owned vacant parcel located outside of the floodplain in a non-residential area. However, this site is the proposed location for a homeless navigation center for very low-income persons and is a better match for that project. A no action alternative has also been considered, and rejected, because of the documented large need for permanent supportive housing for homeless individuals, and because the site has been deemed an appropriate location for the development of up to 75 units of permanent supportive housing. This type of housing has been identified as a priority need in the City's current Consolidated Plan.

The City of Vallejo has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 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. This activity will have no significant impact on the environment. Although the Sacramento Street site is in a floodplain, the project has been adapted in order to minimize effects on floodplain values. The project would be required to elevate the lowest floor to one-half foot or more above the base flood elevation. No wetland fill would be required. Additionally, steps were taken in order to minimize risks to human life and property via evacuation plans, construction methods, and flood insurance. The project would be subject to state and local floodplain and wetland protection procedures, including the City's construction standards in flood hazard areas.

There are three primary purposes for this notice. First, people who may be affected by activities in a 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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks 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 a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Vallejo at the following address, postmarked by June 15, 2020: City of Vallejo, Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590, Attention: Guy L. Ricca, Temporary Senior Community Development Analyst. A more detailed description of the City's final floodplain determination for this project may also be reviewed on the City's Web Page at: <http://www.cityofvallejo.net>, City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Noticed, "Permanent Supportive Housing Project Final Floodplain Determination, June 2020". Comments may also be submitted via email to: Guy.Ricca@cityofvallejo.net.

Date: June 9, 2020



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
OTHER AREAS		Areas of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike or Floodwall
		Non-accredited Levee, Dike or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE) 18.2 17.5
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-338-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

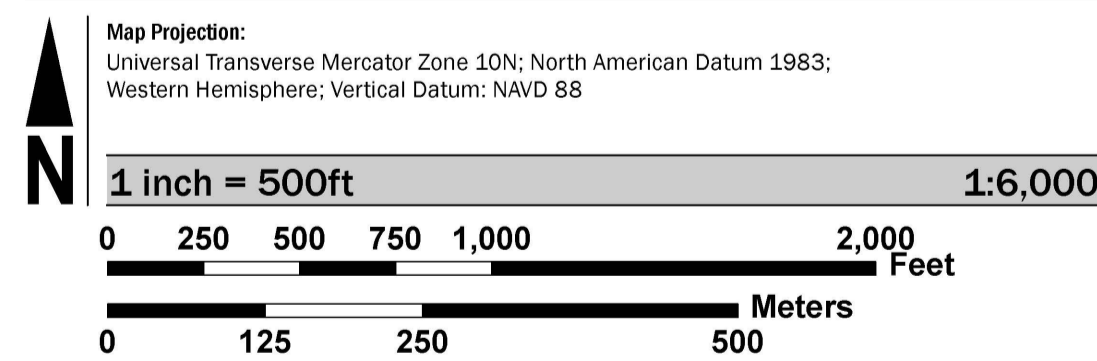
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

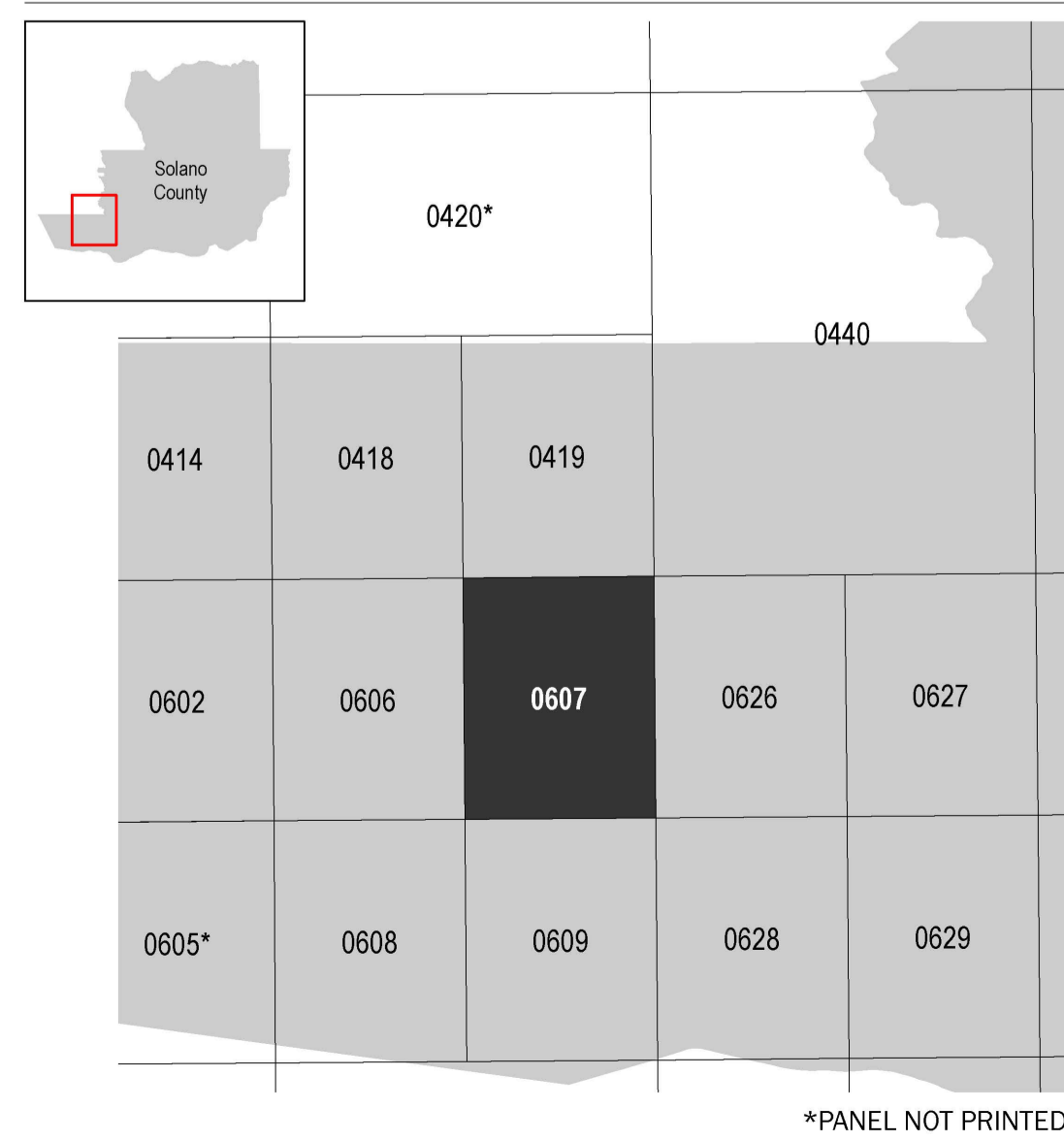
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from Coastal California LIDAR and Digital Imagery dated 2011. USDA NAIP 2012 imagery is used in areas not covered by the Coastal California imagery.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SOLANO COUNTY, CALIFORNIA
 and Incorporated Areas

Panel 607 of 730

Panel Contains:
 COMMUNITY SOLANO COUNTY VALLEJO, CITY OF
 NUMBER 060631
 PANEL 0607
 SUFFIX F

VERSION NUMBER 2.3.2.0
 MAP NUMBER 06095C0607F
 MAP REVISED AUGUST 3, 2016

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

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the City of Vallejo has (1) determined that the following proposed action under the Community Development Block Grant (CDBG) Program (HUD Grant Numbers B-17-MC-06-0029 and B-18-MC-06-0029), and the HOME Investment Partnerships Program (HUD Grant Numbers M-17-MC-06-0223 and M-18-MC-06-0223), is located in a 100-year floodplain (Zone AE); and (2) 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.

Proposed Action: The demolition of two existing structures, and the construction of 75 units of permanent supportive housing for very low-income individuals and couples, on a 1.34-acre City-owned property located at 2118 and 2134-36 Sacramento Street, in the City of Vallejo, California, in the County of Solano. The project site is entirely within the Special Flood Hazard Area Zone "AE" Zone floodplain, as shown on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 607 of 730, Map Number 06095C0607F, revised August 3, 2016.

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

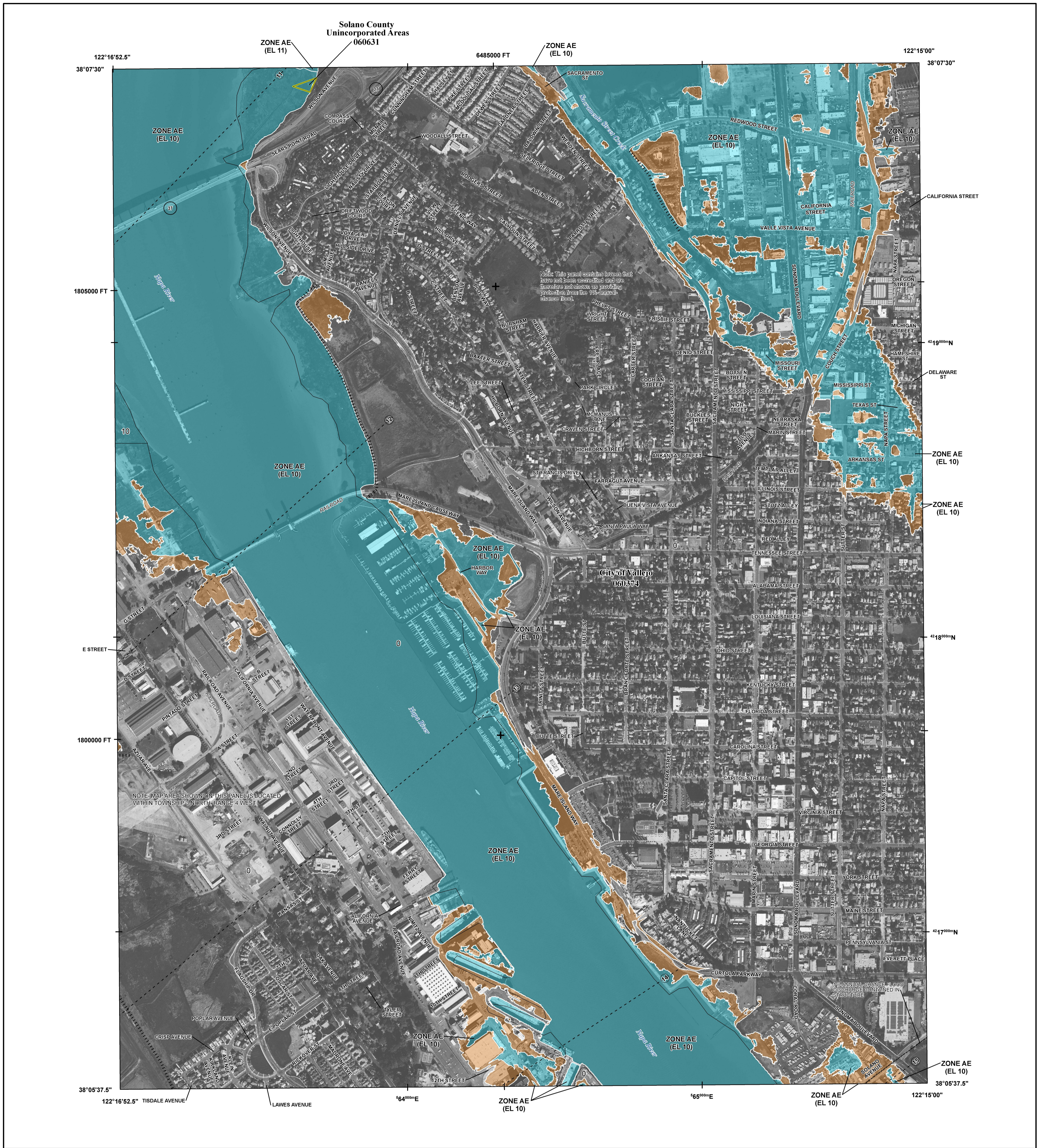
Written comments must be received by the City of Vallejo at the following address, postmarked by June 2, 2020: City of Vallejo, Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590, Greg Nyhoff, City Manager. A full description of the project may also be reviewed on the City's Web Page at: <http://www.cityofvallejo.net>, City Hall, Departments & Divisions, Housing & Community Development, Housing and Community Development Document Library, Public Notices, "Permanent Supportive Housing Project Early Floodplain Notice, May 2020". Comments may also be submitted via email to: Guy.Ricca@cityofvallejo.net.

Date: May 19, 2020

**CITY OF VALLEJO
PERMANENT SUPPORTIVE HOUSING PROJECT
2118 AND 2134-36 SACRAMENTO STREET
VALLEJO, CALIFORNIA**

Project Description

Federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds for the demolition of two existing structures (CDBG Program funds in the amount of \$787,258), and the new construction of 75 units of permanent supportive housing (HOME Program funds in the amount of \$2,186,710) for very low-income individuals and couples, on a City of Vallejo-owned 1.34-acre property located at 2118 and 2134-36 Sacramento Street. The persons housed will be at 50 percent or below the area median income, homeless, chronically homeless, or at imminent risk of homelessness. The estimated total project costs (HUD and non-HUD funds) is \$40,000,000. The 75 proposed units include 51 affordable studios, eighteen affordable one-bedroom units, five affordable two-bedroom units, and one two-bedroom manager's unit, in two four-story buildings connected by pedestrian bridges. Services will be provided on the ground level. The developer, Eden Housing, Inc., dba Vallejo PSH, LP, intends to build the residential building using modular construction. The project would include demolition of the existing two buildings on-site (as stated above), and the installation of associated surface parking. The total number of parking spaces to be provided on-site is 35, and the project is within a half-mile of transit.



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		With BFE or Depth Zone AE, AO, AH, VE, AR
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		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
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GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike or Floodwall
		Non-accredited Levee, Dike or Floodwall
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		Coastal Transect
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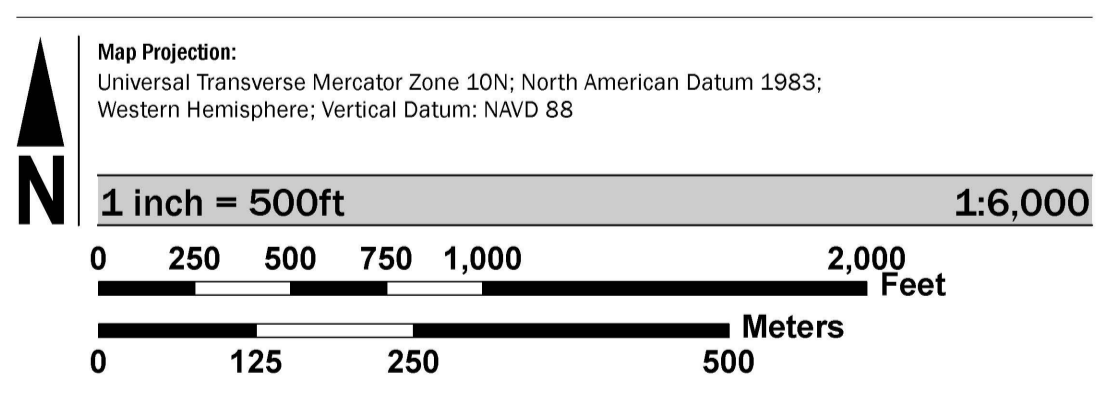
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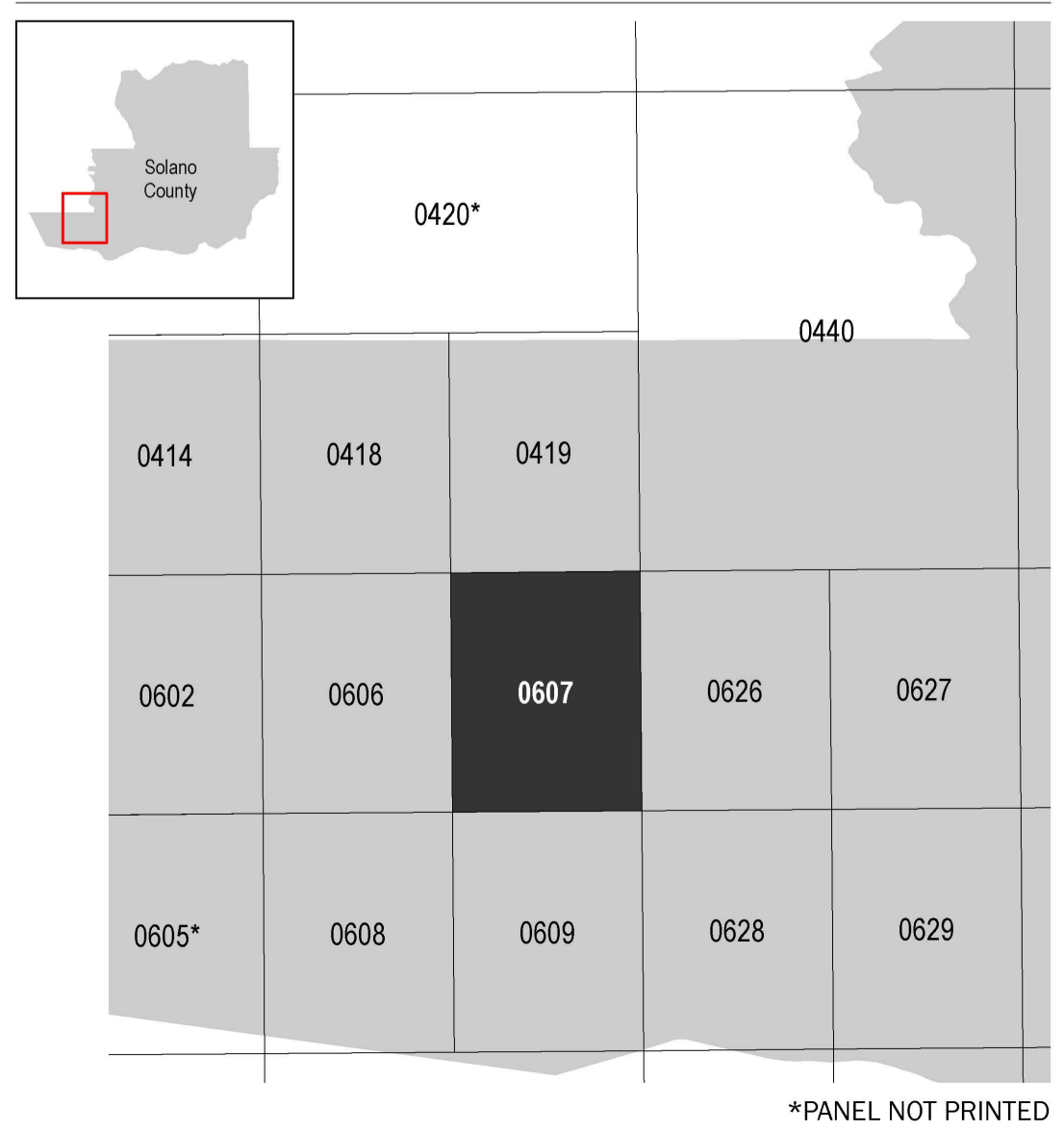
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SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SOLANO COUNTY, CALIFORNIA
 and Incorporated Areas

Panel 607 of 730

Panel Contains:
 COMMUNITY SOLANO COUNTY VALLEJO, CITY OF
 NUMBER 060631
 PANEL 0607
 SUFFIX F

FEDERAL DEPARTMENT OF HOMELAND SECURITY

FEMA

VERSION NUMBER 2.3.2.0

MAP NUMBER 06095C0607F

MAP REVISED AUGUST 3, 2016

California Department of Water Resources
Attn: State Floodplain Manager
P. O. Box 942836
Sacramento, CA 94236-0001

Christian Help Center
2166 Sacramento Street
Vallejo, CA 94590

County of Solano
Department of Resource Management
Environmental Health Services
675 Texas Street, Suite 5500
Fairfield, CA 94553

Reynaissance Family Center
2160 Sacramento Street
Vallejo, CA 94590

Solano Advocates Green Environments (SAGE)
930 Marin Street
Vallejo, CA 94590
speony@att.net

Solano Vista Senior Apartments
40 Valle Vista Avenue
Vallejo, CA 94590