

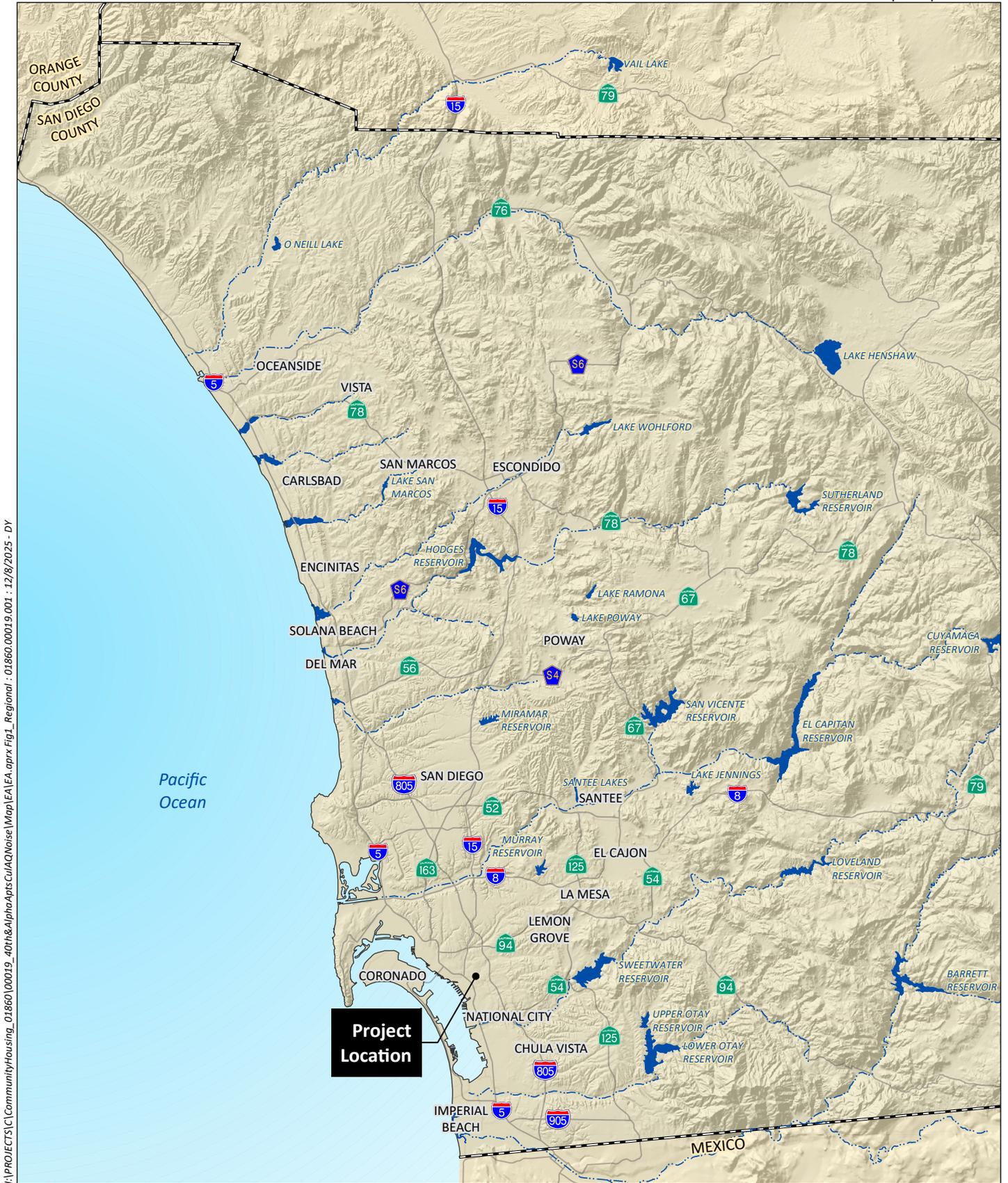
Early Notice and Public Review of a Proposed Activity in a Floodplain

This is to give notice that the City of San Diego (City) under 24 CFR Part 58 has determined that the 40th and Alpha Street Apartments Project under the HUD Community Development Block Grant is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the City 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, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C (Decision Making Process).

The proposed 40th and Alpha Street Apartments Project would be located on an approximately 0.5-acre site comprised of three non-contiguous parcels, all of which are situated northwest of the intersection of South 40th Street and Alpha Street in the City of San Diego (City), San Diego County, California. The two western parcels (APNs 551-231-04-00 and 551-231-05-00) form Site 1 and the eastern parcel (APN 551-231-35-00) forms Site 2. The extent of the FFRMS floodplain was determined using FEMA maps. The entirety of the 0.5-acre project site is located within the 500-year Flood Zone X (shaded). Zone X is not a FEMA Special Flood Hazard Area (i.e., outside of the 100-year flood zone). The Project involves the construction of a 92-unit affordable apartment complex across two buildings, totaling a gross building area of approximately 78,499 square feet (SF). One of the 92 units would be reserved as a manager's unit, with the remaining 91 units dedicated as affordable units. The development would include a 2,400-SF childcare center with access to an 1,800-SF outdoor play area, amenity facilities, and parking.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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 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 floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place within floodplains, it must inform those who may be put at greater risk.

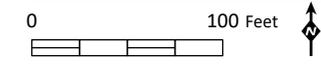
Written comments must be received by the City of San Diego, City Planning Department on or before January 31, 2026, via one of the following three methods: mail to City of San Diego, City Planning Department, ATTN: Rebecca Malone, AICP, Program Manager, 202 C Street, M.S. 413, San Diego, CA 92101; phone at (619) 446-5371 during the hours of 9 a.m. and 5 p.m.; or email to PlanningCEQA@sandiego.gov.



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Source: Base Map Layers (SanGIS, 2016)





Source: Aerial (SanGIS 2023)

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 Project Site

S 39th St

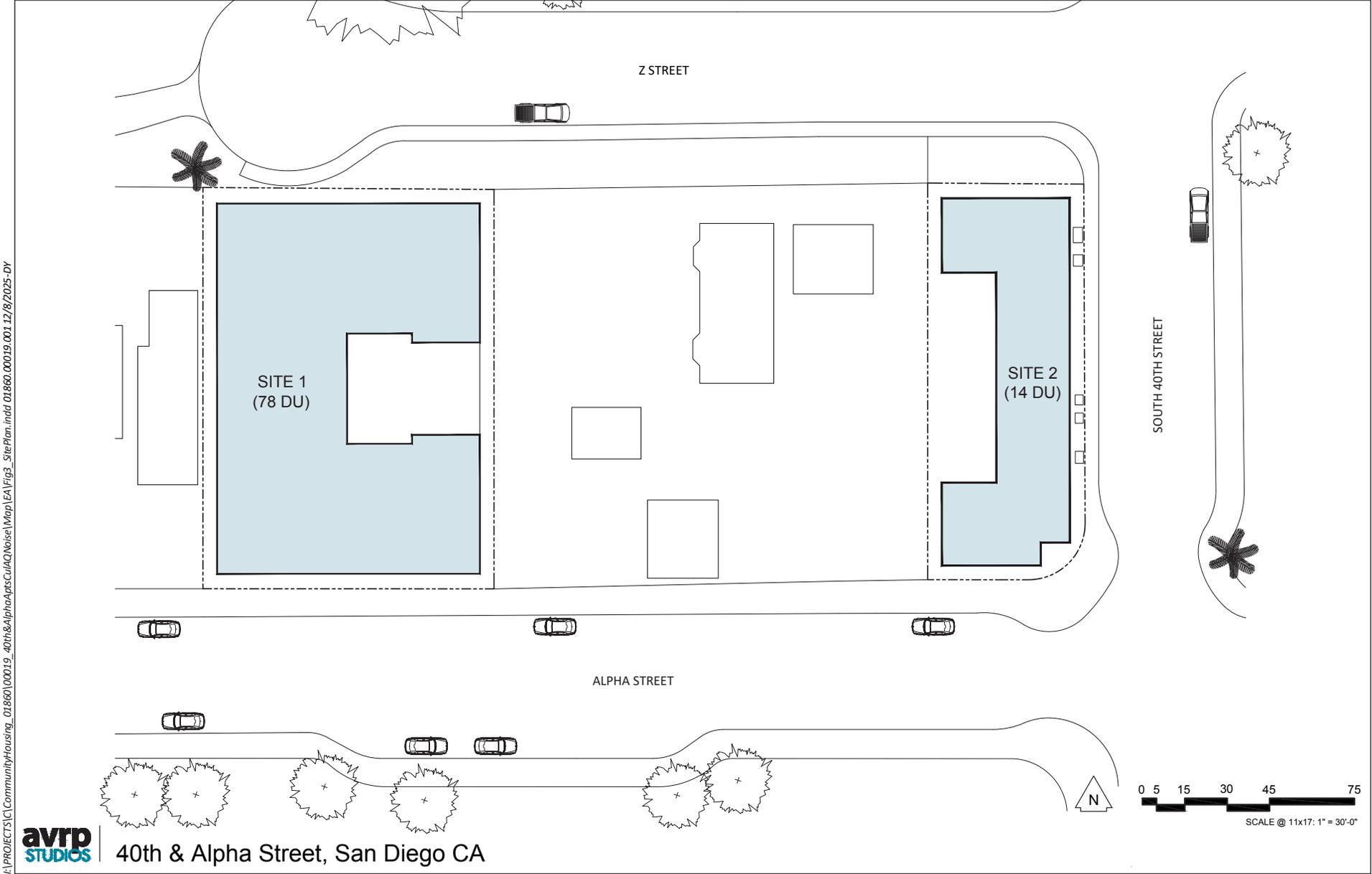
Z St

Site 1

Site 2

Alpha St

S 40th St



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40th & Alpha Street, San Diego CA

Source: AVRP STUDIOS (2025)