

DATE OF NOTICE:

February 3, 2026

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT, NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS, AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A FLOODPLAIN

This notice, which is posted on the City of San Diego's website at <https://www.sandiego.gov/ceqa/draft>, shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of San Diego.

REQUEST FOR RELEASE OF FUNDS AND FINDING OF NO SIGNIFICANT IMPACT

On or about 15 Days After Publication, the City of San Diego will submit a request to the U.S. Department of Housing and Urban Development/California for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 for the project known as the 40th and Alpha Street Apartments Project.

The proposed project is 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, 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 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 targeting individuals earning between 30 and 60 percent of the Area Median Income (AMI). On Site 1, 78 units would be provided in a six-level building. The building on Site 2 would be three levels and would contain 14 units as well as a 2,400-SF childcare center with access to an 1,800-SF outdoor play area, amenity facilities, and parking. The CDBG funds will be used for the acquisition of the project site.

An environmental assessment under 24 CFR Part 58 was conducted for the above-mentioned project. The City of San Diego has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the San Diego Housing Commission at 1122 Broadway, Suite 300, Attn: Jason Guman, San Diego, CA 92101. To request this Notice, the ERR and/or supporting documents in alternative format, call the San Diego Housing Commission at (619) 578-7514 or by email at NEPA@sdhc.org. The ERR will be made available to the public for review electronically upon request. Please submit your request to the San Diego Housing Commission at NEPA@sdhc.org.

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A FLOODPLAIN

The City of San Diego under 24 CFR Part 58 has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C (Decision Making Process). The project site is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and the extent of the FFRMS floodplain was determined using FEMA maps of the 0.2 percent floodplain, which show the entirety of the 0.5-acre project site 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 City of San Diego has considered the following alternatives to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: No Action Alternative, Proposed Project, Alternative Property Outside of the Floodplain, and Lower Density Development Alternative. The Alternative Property Outside of the Floodplain option was rejected from further analysis based on limited inventory of other properties sufficient for the proposed project and other development constraints on such properties. The Lower Density Development Alternative was also rejected as decreased project density would not avoid the floodplain effects and may make construction of affordable units financially infeasible. The No Action Alternative was evaluated but not selected as the property would likely be developed with other residential uses allowed under existing zoning, resulting in similar environmental effects while not meeting the need for affordable housing. The project would be constructed to minimize effects related to the site's location within Zone X (shaded) by constructing the lowest floor at or above the FFRMS floodplain or floodproofing at least up to the floodplain and obtaining and maintaining flood insurance.

The City of San Diego has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988 are available for public inspection, review, and copying upon request at the times and location delineated in this notice for receipt of comments.

There are three primary purposes for this floodplain 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. 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 special 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 or continued risk.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on these notices; comments shall specify which notice they are addressing. Written comments related to the floodplain notice must be received by the City of San Diego, City Planning Department by 7 days after publication of this notice 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 between the hours of 9 a.m. and 5 p.m.; or email to RMalone@sandiego.gov.

Written comments on the ERR shall be submitted to the San Diego Housing Commission at 1122 Broadway, Suite 300, Attn: Jason Guman, San Diego, CA 92101 or electronically to jasong@sdhc.org. All comments received by 15 days after publication of this notice will be considered by the City of San Diego's HUD Certifying Officer, Rebecca Malone, prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of San Diego certifies to HUD that Rebecca Malone, Program Manager, City of San Diego Planning Department, in her capacity as Certifying Officer of the City of San Diego consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of San Diego to use CDBG program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of San Diego's certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of San Diego; (b) the City of San Diego has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Loren V. Ponce, HUD- Los Angeles Field Office at CPDLA@hud.gov. Potential objectors should contact Loren.V.Ponce@hud.gov via email to verify the actual last day of the objection period.

Rebecca Malone
Program Manager
Planning Department
Certifying Officer for the City of San Diego

Jason Guman
Asst. Real Estate Project Development Admin.
San Diego Housing Commission