

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 Santa Cruz has determined that the following proposed action for the 136 River Street Apartments affordable housing project under the Project-Based Voucher (PBV) Program is located in a 100-year floodplain and the City of Santa Cruz 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 Subpart C—Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The 136 River Street Apartments affordable housing project has been awarded a preliminary commitment of 20 HUD Project-Based Vouchers for a proposed 50-unit affordable multifamily rental project with ground floor commercial space to be contained in one 6-story building built on two parcels (Assessor Parcel Numbers (APNs) 008-311-06 and 008-311-07) totaling 0.25 acres located at 136 River Street on the northeast side of River Street in the City of Santa Cruz, Santa Cruz County, California. The project site is located in Zone A99 – Special Flood Hazard Area Without Base Flood Elevation (BFE) determined. The project will be floodproofed to a minimum of at least 2 feet above BFE. Additionally, the project site area is in the process of being redesignated due to the construction of a new levy and will no longer be in the floodplain once that is complete.

There are three primary purposes for this 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. 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 floodplains 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, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Santa Cruz at the following address on or before July 23, 2025: City of Santa Cruz, Economic Development Office, 337 Locust Street, Santa Cruz, CA 95060 and 831.482.5108, Attention: Jessie Bristow, Development Manager. A full description of the project may be reviewed online at the City of Santa Cruz website: <https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/planning-division/active-planning-applications-and-status/river-street-136>

Comments may also be submitted via email to jbristow@santacruzca.gov.

Date: July 8, 2025