



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

Early Notice and Public Review of a Proposed Activity in a 500-Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Salinas Housing Division has determined that a portion of the following proposed action being funded under the U.S. Department of Housing and Urban Development's (HUD's) HOME Investment Partnership Program (HOME) is located in a 500-year floodplain. The City of Salinas Housing Division 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 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed project, the St. George's Senior Apartments, is to be located at 376 E. Alvin Drive in the City of Salinas, Monterey County, and will be a 36-unit senior affordable housing project which will consist of a single building on one parcel with 35 one-bedroom units and a manager's unit. The site will have 31 parking spaces (including 2 accessible) and a Community Room including offices. The project will be 100% electric with no gas connections and will include solar panels on the roof. All units will be wired for high-speed internet service and will include garbage disposals and balconies. The development will also include an onsite community center, leasing office and a laundry room. The project will include full-site landscaping, all necessary infrastructure improvements including, but not limited to curbing, gutters, storm drains, sidewalks, street lighting and crosswalk improvements at the approximately 0.85-acre site (261-661-015). The project will be located in a 500-year floodplain (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) and will not be located in or affect a 100-year floodplain or negatively affect floodplain values.

This notice serves three primary purposes. First, people who may be affected by activities in a floodplain and those who have an interest in the protection of the natural environment should be provided 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 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.

NOTE: According to 24 CRR 55, section 55.2(b)(1), the notice must be bilingual if the affected public is largely non-English speaking. In addition, the notice must be dispersed to federal, state and local public agencies, organizations, and individuals known to be interested in the proposed project.

Written comments must be received by the City of Salinas Housing Division at the following address on or before **June 12, 2026**:

City of Salinas
Attention: Housing Division
65 West Alisal Street
Salinas, CA 93901

Comments may also be submitted via email at housingwebmail@salinas.gov via phone at (831) 758-7334 during the hours of 8:00 AM to 5:00 PM, Monday through Friday.

Date: May 28, 2026

NOTE: According to 24 CRR 55, section 55.2(b)(1), the notice must be bilingual if the affected public is largely non-English speaking. In addition, the notice must be dispersed to federal, state and local public agencies, organizations, and individuals known to be interested in the proposed project.