



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

Project Information

Project Name: 2021 Chanticleer Avenue Affordable Housing Project

Responsible Entity: County of Santa Cruz

Grant Recipient: Housing Authority of the County of Santa Cruz

State/Local Identifier: California

Preparer: Catherine Wade, PhD
Project Manager

Certifying Officer Name and Title: Stephanie Hansen
Assistant Director
Community Development and Infrastructure

Consultant (if applicable): Dudek
725 Front Street, Suite 400
Santa Cruz, CA 95060

Project Location: 2021 Chanticleer Avenue and 2030 17th Avenue, Santa Cruz, CA 95062
(Assessor's Parcel Numbers [APNs] 029-071-03 and 029-071-13)

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]:

The proposed activity consists of supplemental assistance for a project previously approved under 24 CFR Part 58. The proposed 2021 Chanticleer Avenue Affordable Housing Project (project) would involve demolition of one existing single-family residence and construction and operation of a 61-unit, 100% affordable multifamily housing development on two parcels at 2021 Chanticleer Avenue and 2030 17th Avenue in unincorporated Santa Cruz County. The proposed three-story, approximately 58,000-square-foot building would include a mix of unit types, a manager's unit, surface parking, and resident amenities, with access from both Chanticleer Avenue and 17th Avenue and connections to existing utilities.

2021 Chanticleer Avenue Affordable Housing Project

Santa Cruz, CA

An original environmental review was completed in June 2025, and a Finding of No Significant Impact (FONSI) was issued at that time. The project received Authority to Use Grant Funds (AUGF) in July 2025. A re-evaluation was conducted in May 2026. The re-evaluation determined that the project revisions would not result in new significant impacts or a substantial change in the severity of previously identified impacts and the original findings remained valid.

Since that time, a supplemental funding source has been identified for the project. The additional funding consists of up to 61 Restore-Rebuild Project-Based Vouchers (PBVs) under Section 9(g)(3) of the United States Housing Act of 1937. These funds would support the development of the project. No physical changes, changes in project scope, or modifications to the previously approved design or operations are proposed.

Level of Environmental Review Determination:

☐ Activity/Project is Exempt per 24 CFR 58.34(a): _____

☒ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b): _____
(7) Approval of supplemental assistance (including insurance or guarantee) to a project previously approved under this part, if the approval is made by the same responsible entity that conducted the environmental review on the original project and re-evaluation of the environmental findings is not required under § 58.47.

Funding Information

Grant Number	HUD Program	Funding Amount
CDFA 14.850	Public Housing Funds	2,900,000
CDFA 14.871	Restore-Rebuild/Section 8 Vouchers	4,186,000

Estimated Total HUD Funded Amount: \$7,086,000

This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$62,000,000

Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

2021 Chanticleer Avenue Affordable Housing Project

Santa Cruz, CA

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6		
Airport Runway Clear Zones and Accident Potential Zones 24 CFR Part 51 Subpart D	Yes No ☐ ☒	HUD's policy is to apply standards to prevent incompatible development around civil airports or military airfields, consistent with Title 24 of the Code of Federal Regulations (CFR), Part 51, Subpart D. In accordance with 24 CFR Part 51, Subpart D, the project site was reviewed for proximity to airport runway clear zones (RCZs) and accident potential zones (APZs). The nearest civilian airport, Watsonville Municipal Airport, is located approximately 10.6 miles east of the project site, and the nearest military airport, Moffett Federal Airfield, is located approximately 29.3 miles north of the project site. The project site is not located within an RCZ or APZ associated with a civil or military airport. Therefore, the project is in compliance with HUD regulations related to airport hazards (see Attachment 1 ; see Airport Runway Clear Zones Worksheet).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands. The project is located in California. There are no units of the CBRS in California and the project site is not located within a CBRS Unit. Therefore, the project is in compliance with the CBRA and CBIA (see Attachment 2).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	The Flood Disaster Protection Act of 1973 requires flood insurance for federally assisted projects located in Special Flood Hazard Areas (SFHAs), as identified by the Federal Emergency Management Agency (FEMA). SFHAs are areas subject to a 1%-annual-chance flood (100-year flood) and are labeled on FEMA maps with zones beginning with A or V. Properties in these zones must carry flood insurance through the National Flood Insurance Program (NFIP). Areas outside SFHAs—such as Zone X (shaded or

2021 Chanticleer Avenue Affordable Housing Project

Santa Cruz, CA

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		unshaded), B, or C—are not subject to this requirement, though insurance is available in participating communities. According to the FEMA Flood Insurance Rate Map (FIRM) 06087C0351E, effective May 16, 2012 (FEMA 2012), the project site is located within Zone X (unshaded), an area of minimal flood hazard. Therefore, the project site is not located within a FEMA-designated SFHA. The project is in compliance with flood insurance requirements (see Attachments 3 and 4; see Flood Insurance Worksheet).

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	All mitigation measures identified in the June 2025 EA/FONSI and May 2026 re-evaluation remain applicable and will be implemented.

Preparer Signature: Catherine Wade Date: 6/25/26

Name/Title/Organization: Catherine Wade, PhD, Project Manager, Dudek

Responsible Agency Official Signature:

 Date: 7/15/2026

Name/Title: Stephanie Hansen, Assistant Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

ATTACHMENTS

Attachment 1

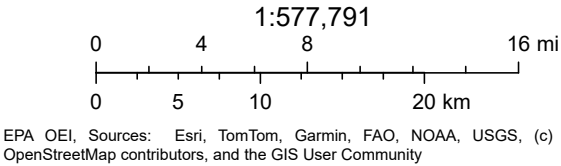
Airport Distances

Airport Distances



May 21, 2026

-  Project Site
-  Airport Polygons
-  Airport Points



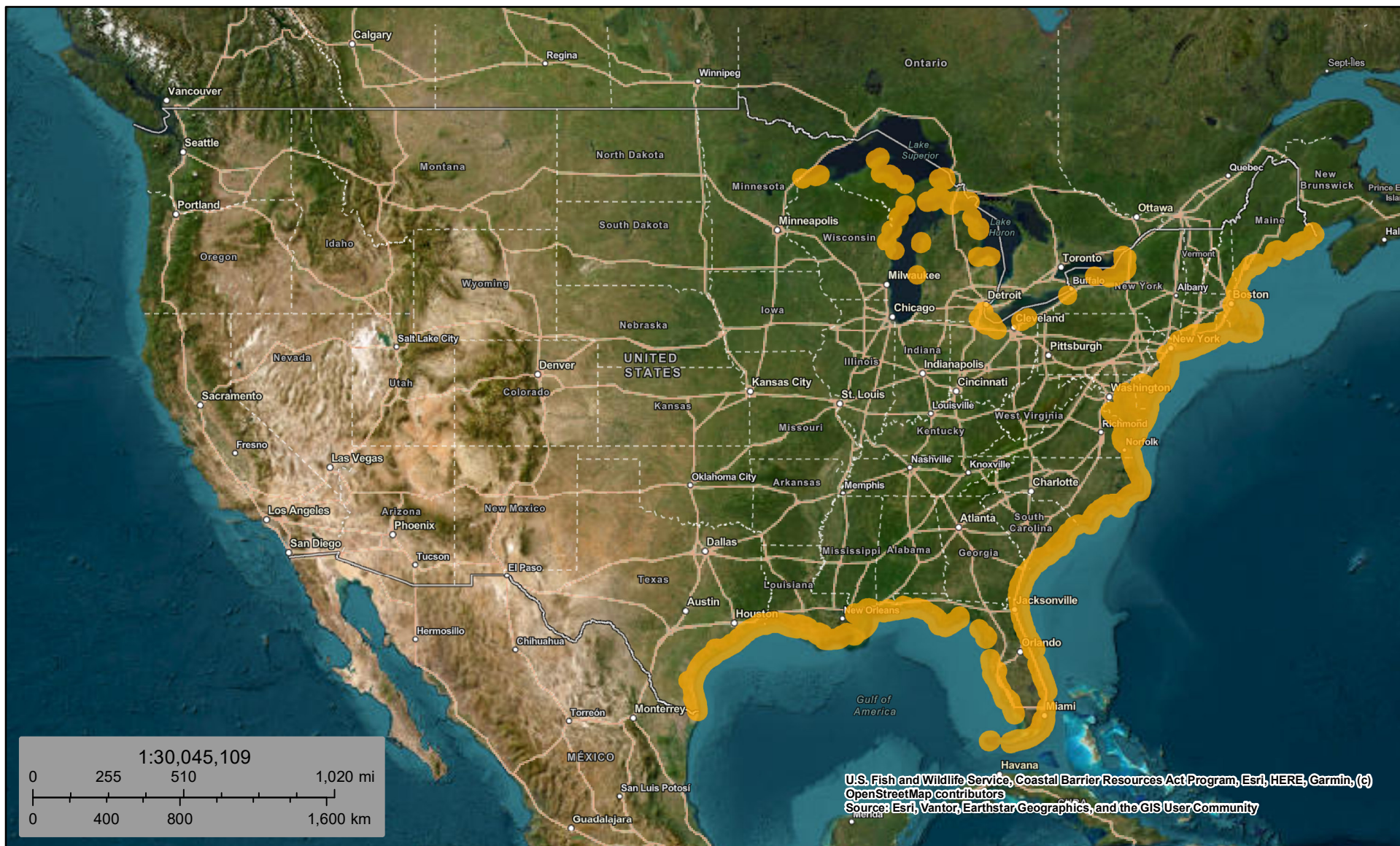
Attachment 2

Coastal Barrier Resources



Coastal Barrier Resources System

Coastal Barrier Resources



May 21, 2026



Generalized Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

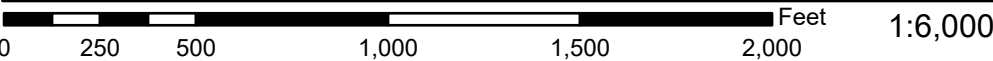
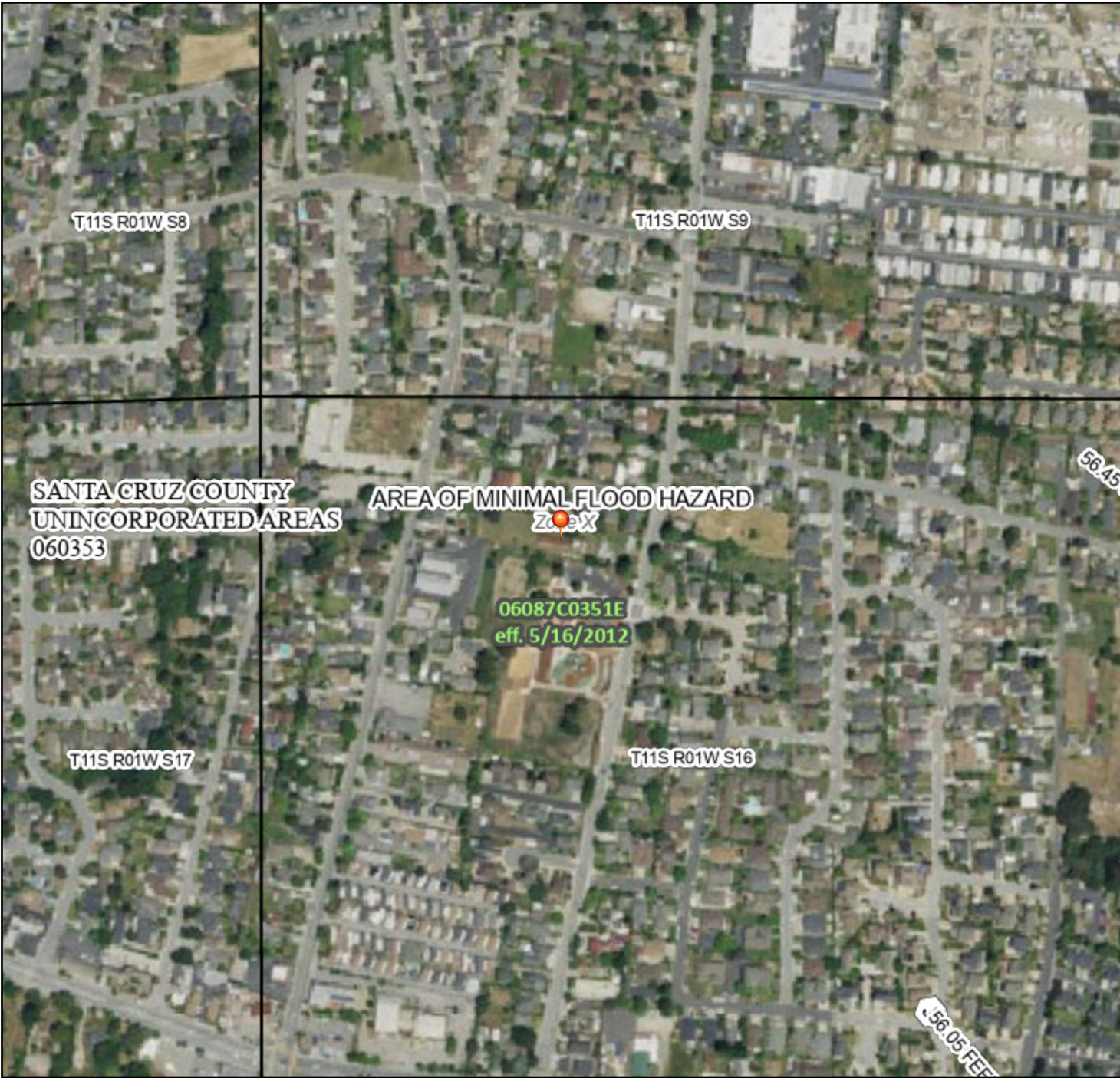
Attachment 3

Federal Emergency Management Agency
National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMMette



121°59'8"W 36°59'1"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/21/2026 at 9:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WORKSHEETS

Partner Worksheet
Airport Runway Clear Zones



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Airport Runway Clear Zones (CENST) – PARTNER

[HUD Exchange Airport Hazards Page](#)

1. Does the project involve the sale or acquisition of developed property?

☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ Yes → *Continue to Question 2.*

2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)¹?

☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

☐ Yes → Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. [A sample notice is available through the HUD Exchange.](#)

Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

In accordance with 24 CFR Part 51, Subpart D, the project site was reviewed for proximity to airport runway clear zones (RCZs) and accident potential zones (APZs). The nearest civilian airport, Watsonville

¹ Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA’s Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.

Municipal Airport, is located approximately 10.6 miles east of the project site, and the nearest military airport, Moffett Federal Airfield, is located approximately 29.3 miles north of the project site. The project site is not located within an RCZ or APZ associated with a civil or military airport. Therefore, the project is in compliance with HUD regulations related to airport hazards.

Partner Worksheet

Flood Insurance



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

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Flood Insurance (CEST and EA) – PARTNER

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.5.
Reference		
HUD Exchange Flood Insurance Page		

1. Does this project involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property?

☐ No. This project does not require flood insurance or is excepted from flood insurance.

Continue to the Worksheet Summary.

☒ Yes *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

☒ No *Continue to the Worksheet Summary.*

☐ Yes *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

☐ Yes, the community is participating in the National Flood Insurance Program.

Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

Continue to the Worksheet Summary.

- ☐ Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.
Continue to the Worksheet Summary.
- ☐ No. The community is not participating, or its participation has been suspended.
Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

According to the FEMA FIRM, the project site is located in Zone X, an area of minimal flood hazard outside the 100-year and 500-year floodplains. The project is in compliance with flood insurance requirements.

Certificate Of Completion

Envelope Id: 651112EE-5D1B-82D2-80FF-31FEFB274033

Status: Completed

Subject: Complete with Docusign: 2021-Chanticleer-Part-58-Exempt-CENST-2026-06-25.pdf

Source Envelope:

Document Pages: 18

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Porcila Wilson

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701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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Signer Events

Stephanie Hansen

Stephanie.Hansen@santacruzcountyca.gov

Assistant Director - Policy, Housing & Code

Compliance

County of Santa Cruz

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Pre-selected Style

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In Person Signer Events

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Editor Delivery Events

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Status

Timestamp

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Witness Events

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Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

7/15/2026 9:13:16 AM

Certified Delivered

Security Checked

7/15/2026 9:14:01 AM

Signing Complete

Security Checked

7/15/2026 9:14:15 AM

Completed

Security Checked

7/15/2026 9:14:15 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.