



NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 23, 2023

City of Salinas, Community Development Department
Housing and Community Development Division
65 West Alisal, 2nd Floor
Salinas, CA 93901
(831) 758-7334

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Salinas

REQUEST FOR RELEASE OF FUNDS

On or about October 13, 2023 the City of Salinas (City) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C.-530.1 et seq, to undertake a project known as the Hebrbron Family Center (HFC) located on 683, 683-B, 683-C, 683-D, 667, and 669 Fremont Street in Salinas, California.

The HFC is located in Census Tract 5.02. The subject project includes several parcels identified as Assessor's Parcel Numbers (APNs) 004082038000, 004082036000, 004082016000, 004082017000, 004082023000, and 004082024000. These parcels are City of Salinas owned properties totaling 1.31 acres in size. The proposed project involves the demolition of the existing HFC which was built in the mid 30's, and the construction of a modern, 7,500-10,000 square-foot, functionally efficient recreational facility on the site. The HFC (CIP # 9336) will provide City sponsored programs to youth, families, seniors, and everyone in between. The subject project fronts N. Hebrbron Ave to the East, Cesar Chavez Park to the North, Terrace St. to the West, and Fremont St. to the South. The project site is split zone and the three zoning designations are as follows: Parks, Residential Low Density, and Public/Semipublic use. The project site will retain its current land use.

The City is planning to allocate funding to the project in three occasions, with a potential option to increase funding should the project need additional capital to finish the construction. Allocations are as proposed:

1st Allocation

The City initially allocated FY 2020-21 (B-20-MC-06-005) and FY 2021-22 (B-21MC-06-005) CDBG program funds through a substantial amendment to the City's FY 2020-21 and FY 2021-22 Action Plans for the HFC. The intent of these CDBG funds was for them to be used to cover for the soft costs and activity delivery activities involved in this project. Soft costs activities included architectural, planning, engineering, environmental services, permits,

inspections, surveys, reports, administration, and other predevelopment costs. All of these activities are currently underway. Soft cost activities will have an approximate cost of \$1,306,613 along with \$100,000 set aside for activity delivery for a grand total of \$1,406,613 allocated for this activity.

2nd Allocation

After the demolition of the HFC structure, the Library and Community Services (LCS) Department determined that the project was going to need additional financing because of increases in material and labor cost and requested an additional \$1,000,000 in CDBG program. All construction activities were halted until the EA was revised as the additional CDBG funds were going to be used towards the development of the project's building permit drawings as well as the direct construction of the project. Through FY 2023-24 (B-23-MC-06-0005) Annual Action Plan (AAP), the City allocated \$240,502 in CDBG funds. The additional \$759,498 in CDBG funds will be allocated through a substantial amendment to previous fiscal year's AAP which will include funding from FY 2017-18 (B-17-MC-06-0005), FY 2019-20 (B-19-MC-06-0005), FY 2020-21 (B-20-MC-06-0005), and FY 2021-22 (B-21-MC-06-0005). The second allocation will also include \$50,502 in Activity Delivery. In total, the second allocation will be for a total of \$1,050,502.

3rd Allocation

Subsequently and after completing a more refined schematic design for the project in August of 2023, the Library and Community Services Department was informed by the estimator on the project that the current design had an additional deficit of \$2,600,000. In early September of 2023, the Library and Community Services Department contacted the Community Development Department (CDD) and requested additional CDBG funds. Through a combination of a substantial amendment to FY 2017-18 (B-17-MC-06-0005), FY 2019-20 (B-19-MC-06-0005), FY 2020-21 (B-20-MC-06-0005), FY 2021-22 (B-21-MC-06-0005), FY 2022-23 (B-22-MC-06-0005), and FY 2023-24 (B-23-MC-06-0005) AAPs as well as the allocation of future AAP CDBG funding from FY 2024-25 (B-24-MC-06-0005) and FY 2025-26 (B-25-MC-06-0005), CDD can allocate the additional requested \$2,600,000 in CDBG funds. The third allocation will also include \$150,000 of Activity Delivery. In total, the third allocation will be for a total of \$2,750,000. The additional CDBG funds will be used towards the development of the project's building permit drawings as well as the direct construction of the project.

Potential Supplemental Assistance (24.99% of total Project Funding)

In the event the project needs additional funds to complete the construction of the facility, and should there be additional CDBG program funds, the City could allocate up to 24.99% of the previously aggregated CDBG funds for the project. The aggregate CDBG program funds from the 1st, 2nd, and 3rd allocations total \$5,207,115, with 24.99% of this amounting to \$1,300,000 as potential additional CDBG program funds. This potential supplemental assistance could be allocated from a combination FY 2023-24 (B-23-MC-06-0005), FY 2024-25 (B-24-MC-06-0005) and FY 2025-26 (B-25-MC-06-0005) AAPs. Should this additional supplemental assistance be needed for the project, the funds will be used towards the development of the direct construction of the project. This potential supplemental allocation will not trigger a substantial amendment per the City's Citizen Participation Plan. The additional CDBG funds could potentially bring the City's CDBG grand total allocation to this project to \$6,507,115.

The CDBG funds allocated towards the Hebronn Family Center Project could be used to cover any of the soft cost related to the project as well as any of the following scope of work items:

The current HFC would be demolished and a modern, 7,500 – 10,000 square-foot, functionally efficient HFC would be built. The immediate impact of a new building would be consistency – as well as expansion – in offerings. The design of the new HFC requires that at least 75 percent of the building’s square footage must be designed for recreation. The new HFC is described below per the following six categories: main assembly room, smaller assembly room, meeting rooms, kitchen, Teen Lounge, and rooms not counted as recreational features or major support amenities.

Main Assembly Room – This space would occupy approximately 4,640 square feet and accommodate at least 50 to 60 people for various community events and activities.

Smaller Assembly Room – This space would occupy approximately 1,600 square feet and accommodate 25 to 30 people.

Meeting Rooms – Two approximately 180 square feet meeting rooms to accommodate 10 to 12 people.

Kitchen – A approximately 400 square-foot commercial kitchen to accommodate preparation of food for special events and ongoing facility programming.

Teen Lounge – This space would occupy approximately 500 square feet and accommodate 40 people.

Rooms not counted as recreational features or major support amenities include a lobby, 3 office spaces, restrooms, closets, storage rooms and hallways. These elements of the facility amount to approximately 2500 square feet.

Outdoor improvements: Enhanced Tot Lot and playground with overhead fabric shade structure. Surrounding grass areas throughout the facility and a formal separate grass area – about half the size of the playground - would be situated immediately adjacent to the western side of the playground. Existing turf would be encircled with a concrete walkway and include a fabric shade structure. In the other grassy area, the following would be installed: An ADA-compliant, multi-level drinking fountain, picnic tables, benches, trash receptacles, pathways, and area lighting. In addition, a security system with cameras and sensors would be installed.

Major Support Amenities – Major support amenities would include the following three features: an enhanced parking lot to include Americans with Disabilities Act (ADA) and Electric Vehicle Charging Stations (EVCS) compliant parking stalls, enhanced landscaping and lighting throughout the HFC complex.

FINDING OF NO SIGNIFICANT IMPACT

The City has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Salinas Community Development Department, Housing and Community Development Division, 65 W. Alisal Street, 2nd Floor, Salinas, CA 93901 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M by

appointment. To make an appointment, please contact Luis Ochoa, Sr. Community Development Analyst, at 831-758-7338 or by e-mail at luis.ochoa@ci.salinas.ca.us. The ERR can also be requested through mail. To request a copy of the ERR by mail, please contact Luis Ochoa, Sr. Community Development Analyst, at 831-758-7338 or by e-mail at luis.ochoa@ci.salinas.ca.us. The ERR for this Project is also available online at the following City website: <https://www.cityofsalinas.org/Your-Government/Find-a-Department/Community-Development/Public-Notices> and through the following OneDrive link https://salinasca-my.sharepoint.com/:f/g/personal/luis_ochoa_ci_salinas_ca_us/Eq_Y_AoraCdMkfQf46AtDz8BmcLy_JLDhG1eAgweeloAA?e=bEhpmX.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Salinas, Community Development Department, Housing and Community Development Division, Attn: Luis Ochoa Flores, Sr. Community Development Analyst, 65 West Alisal St., 2nd Floor, Salinas, California, 93901 and/or by email to luis.ochoa@ci.salinas.ca.us. All comments received by October 12, 2023, will be considered by the City prior to authorizing submission of a request for release of funds to HUD. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City certifies to HUD that Steven S. Carrigan, City Manager, in his capacity as Certifying Officer 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 to use CDBG program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City's certification for a period of fifteen 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; (b) the RE 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 or other participants in the development process have committed funds, incurred costs or undertaken activities 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD's Office of Community Planning and Development at 1 Sansome St #1200, San Francisco, CA 94104 or by email at RROFSFRO@hud.gov and SFCPDMail@hud.gov. Potential objectors should contact HUD in writing or by e-mail at RROFSFRO@hud.gov and SFCPDMail@hud.gov to verify the actual last day of the objection period.

Steven S. Carrigan
City Manager / Certifying Officer
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