



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
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Catalyst-Apartment-Rehabilitation-Project

HEROS Number: 900000010090263

State / Local Identifier:

Project Location: 235 Martella St, Salinas, CA 93901

Additional Location Information:

Filed inspection was conducted by Joel Alvarez, Housing Services Supervisor and Luis Ochoa, Community Development Analyst, on June 12, 2019. City staff inspected the property surroundings, the building exterior, and the five units (A-E) that are going to undergo rehabilitation. Regarding the exterior, the landscaping and overall proposed project site is well maintained. City staff also noticed that there is small riverine running along the back of the property, but outside of the property line. The building siding and windows are in relatively good shape, only small sections of the siding are damage and might need be replaced due to the impacts of weatherization. The one aspect of the exterior that needs major rehabilitation is the roof and the roofing systems of the building. Regarding the interior of the apartment complex, the five units were also in relatively good shape. Small sections of the stucco and texture inside the unit were damage or tainted. Replacing the kitchen cabinets, sinks and appliances will be needed as well as upgrades to some of the restrooms along with other miscellaneous interior upgrades to the units. City staff recommended making one of the units ADA accessible and/or readily accessible.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City of Salinas Community Development Department, Housing Division, is planning to allocate to Interim Inc., a non-profit developer, Five Hundred Thousand Dollars (\$500,000.00) of Program Year 2019-20 Community Development Block Grant (CDBG) Funds (Grant # B-19-MC-06-0005) received through the U.S. Department of Housing and Urban Development (HUD) for the constructions activities of the Catalyst Apartment Rehabilitation Project (Project), a 5-unit apartment complex (Units A-E) located at 235 Martella St in Salinas, CA, 93901 (APN 003-151-043). See attached Project Location Aerial Map under the below "Project Location" section. Per the City's HUD approved Citizen Participation Plan (CPP), dated May 26, 2020, the City can fund this Project an additional 24.99%, or \$124,950.00, for a total of \$624,950.00, without the need for a substantial amendment. This project also includes Two Hundred Seventy-five Thousand Eight Hundred Sixteen (\$275,816.00) in private donations that Interim Inc. is contributing towards this project. The existing apartment was constructed in April of 1989 and is approximately 2,760 square feet in size. The Project is surrounded by residential and commercial development to the south and east near the City center. To the north and west of the Project site there is open space, with an unnamed, channelized drainage flowing west,

approximately a 1/4 mile from the site. The open space supports nonnative grasses and ruderal shrubs and is mowed regularly to limit vegetation growth. The Project site supports 5 residential units with sidewalks and lawn interspersed between the structures. A few ornamental landscaping trees are also present between the buildings. The complex is located approximately 250 feet down a driveway from Menke Street, providing a spatial buffer from the nearby crossroads and land uses. The proposed Project also include the relocation cost of current tenants during the rehabilitation. This is going to be a Davis-Bacon project and the construction scope of work for this rehabilitation project will be as follows: 1) Exterior improvements for all units: replace existing dilapidated asphalt shingle roofing and install new gutters and downspouts; replace existing vents in attic soffit and existing screened mesh; replace all windows and trim; and repair siding and repaint entire exterior of the building. 2) Interior improvements for all units, unless otherwise specified: replace existing smoke detectors with new smoke and carbon monoxide combination detectors, providing both audible and visual alarm modification and interconnection with the fire alarm system in all units; install new doorbell button with audio/visual door chime hard wired to doorbell; upgrade flooring, interior lighting, and exterior lighting; install new water heater in units A, B and C complete with new valves, supply lines, temperature and pressure valve, overflow drain to exterior, and seismic strapping to wall; replace water heater door behind units C and D and front door of unit A; and install new closet doors, clothes rods, and adjustable shelves in closets. 3) Kitchen upgrades in all units: install new base and upper cabinets and tall cabinet pantry; install new quartzite stone counters and 15-inch-wide pull-out bread boards; install new accessible depth kitchen sink and lever faucet complete with drain, angle stops, supply lines; install new refrigerator/freezer and gas range with exhaust hood above and replace Ground Fault Circuit Interrupter (GFI) receptacle. This project also includes additional scope of work items #4, #5, and #6 and those are included in the below attached PDF called "Catalyst Apartment Rehabilitation Project - Additional Scope of Work" under the below "Project Location" section of this ERR.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name
B-19-MC-06-0005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: \$500,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$775,816.00

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

Summarized below are 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 or Condition	Comments on Completed Measures	Complete
<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>The project will have "No Effect" on endangered species as the Project site does not involve any activities that have the potential to affect federally listed species or critical habitat, based on the analysis conducted by and the professional opinion of the City's consulting biologist, Shannon Bane, with Harris & Associates, as discussed in the Endangered Species section of this environmental review record. Yet, due to the fact that this proposed project may be under construction during the nesting bird season (which is from February 1st through August 31st), bird surveys may be necessary. If construction occurs between February 1st and August 31st, a qualified biologist will survey for nesting activity of birds within 14 days prior to starting construction activities. For raptor nests, surveys for nesting activity will be conducted within a 500-foot radius of the apartment complex. If any active nests are observed, these nests will be designated as Environmentally Sensitive Areas (ESAs) and protected by a minimum 500-foot avoidance buffer until the breeding season has ended, or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest site or parental care for survival. For passerines and other small birds, surveys for nesting activity will be conducted within a 250-foot radius of the apartment complex. If any active nests are observed, these nests and nest substrate (trees, shrubs, ground, or burrows) will be designated as ESA and protected with a minimum 250-foot buffer until the young have fledged and are no longer reliant on the nest site or parental care.</p>	<p>N/A</p>	

Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Luis Ochoa Date: 08/28/2020

Name / Title/ Organization: Luis Ochoa / / SALINAS

Responsible Entity Agency Official Signature: Megan Hunter Date: 08/28/20

Name/ Title: Megan Hunter, Community Development Director

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



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Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Catalyst-Apartment-Rehabilitation-Project

HEROS Number: 900000010090263

Responsible Entity (RE): SALINAS, 200 Lincoln Ave Salinas CA, 93901

State / Local Identifier:

RE Preparer: Luis Ochoa

Certifying Officer Megan Hunter
r:

Grant Recipient (if different than Responsible Entity): Interim Inc.

Point of Contact: Barbara Mitchell

Consultant (if applicable): Harris & Associates

Point of Contact: Kate Giberson

Project Location: 235 Martella St, Salinas, CA 93901

Additional Location Information:

Filed inspection was conducted by Joel Alvarez, Housing Services Supervisor and Luis Ochoa, Community Development Analyst, on June 12, 2019. City staff inspected the property surroundings, the building exterior, and the five units (A-E) that are going to undergo rehabilitation. Regarding the exterior, the landscaping and overall proposed project site is well maintained. City staff also noticed that there is small riverine running along the back of the property, but outside of the property line. The building

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Direct Comments to: Community Development Department, Housing Division,
Attn: Luis Ochoa, Community Development Analyst,
luis.ochoa@ci.salinas.ca.us, 65 West Alisal St., 2nd Floor,
Salinas, California, 93901

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City of Salinas Community Development Department, Housing Division, is planning to allocate to Interim Inc., a non-profit developer, Five Hundred Thousand Dollars (\$500,000.00) of Program Year 2019-20 Community Development Block Grant (CDBG) Funds (Grant # B-19-MC-06-0005) received through the U.S. Department of Housing and Urban Development (HUD) for the constructions activities of the Catalyst Apartment Rehabilitation Project (Project), a 5-unit apartment complex (Units A-E) located at 235 Martella St in Salinas, CA, 93901 (APN 003-151-043). See attached Project Location Aerial Map under the below "Project Location" section. Per the City's HUD approved Citizen Participation Plan (CPP), dated May 26, 2020, the City can fund this Project an additional 24.99%, or \$124,950.00, for a total of \$624,950.00, without the need for a substantial amendment. This project also includes Two Hundred Seventy-five Thousand Eight Hundred Sixteen (\$275,816.00) in private donations that Interim Inc. is contributing towards this project. The existing apartment was constructed in April of 1989 and is approximately 2,760 square feet in size. The Project is surrounded by residential and commercial development to the south and east near the City center. To the north and west of the Project site there is open space, with an unnamed, channelized drainage flowing west, approximately a 1/4 mile from the site. The open space supports nonnative grasses and ruderal shrubs and is mowed regularly to limit vegetation growth. The Project site supports 5 residential units with sidewalks and lawn interspersed between the structures. A few ornamental landscaping trees are also present between the buildings. The complex is located approximately 250 feet down a driveway from Menke Street, providing a spatial buffer from the nearby crossroads and land uses. The proposed Project also include the relocation cost of current tenants during the rehabilitation. This is going to be a Davis-Bacon project and the construction scope of work for this rehabilitation project will be as follows: 1) Exterior improvements for all units: replace existing dilapidated asphalt shingle roofing and install new gutters and downspouts; replace existing vents in attic soffit and existing screened mesh; replace all windows and trim; and repair siding and repaint entire exterior of the building. 2) Interior improvements for all units, unless otherwise specified: replace existing smoke detectors with new smoke and carbon monoxide combination detectors, providing both audible and visual alarm modification and interconnection with the fire alarm system in all units; install new doorbell button with audio/visual door chime hard wired to doorbell; upgrade flooring, interior lighting, and exterior lighting; install new water heater in units A, B and C complete with new valves, supply lines, temperature and pressure valve, overflow drain to exterior, and seismic strapping to wall; replace water

heater door behind units C and D and front door of unit A; and install new closet doors, clothes rods, and adjustable shelves in closets. 3) Kitchen upgrades in all units: install new base and upper cabinets and tall cabinet pantry; install new quartzite stone counters and 15-inch-wide pull-out bread boards; install new accessible depth kitchen sink and lever faucet complete with drain, angle stops, supply lines; install new refrigerator/freezer and gas range with exhaust hood above and replace Ground Fault Circuit Interrupter (GFI) receptacle. This project also includes additional scope of work items #4, #5, and #6 and those are included in the below attached PDF called "Catalyst Apartment Rehabilitation Project - Additional Scope of Work" under the below "Project Location" section of this ERR.

Maps, photographs, and other documentation of project location and description:

[Catalyst Apartments Rehabilitation Project - Additional Scope of Work.pdf](#)

[Project Location Aerial Map.pdf](#)

[Catalyst Apt - Inspection - 06-12-2019 \(12\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(11\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(10\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(9\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(8\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(7\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(6\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(5\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(4\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(3\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(2\).jpg](#)

[Catalyst Apt - Inspection - 06-12-2019 \(1\).jpg](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

Determination:

	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR

	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).
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Approval Documents:

[Catalyst Apartments - CEST - Signature Page- Final \(HEROS\) - Fully Executed.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-19-MC-06-0005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded, Assisted or Insured Amount: \$500,000.00

Estimated Total Project Cost: \$775,816.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project site is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The Project is in compliance with Airport Hazards

		<p>requirements. The Project site is not within an FAA-designated Civilian Airport Runway Clear Zone. The Salinas Municipal Airport is a general aviation airport and not a scheduled commercial airport. The Project site is located 2.38 miles or 12,566 feet from the Salinas Municipal Airport (Exhibit 1a), outside of the Airport Area of Influence (Exhibit 1b) Therefore, the Project would be in compliance with the Airport Hazards requirements, would not result in the permanent exposure of people to excessive noise levels from airport operations, and would not subject construction workers to temporary excessive noise levels from airport operations. Exhibit 1a: Airport Hazards Map (Source: Google Maps). Exhibit 1b: Airport Area of Influence (Source: City of Salinas General Plan, Land Use Element, Figure LU-11, Salinas Municipal Airport Area of Influence)</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This Project site is located in California, a state that does not contain Coastal Barrier Resource Systems (CBRS) units (Exhibit 2). Therefore, this Project is in compliance with the Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990. The U.S. Fish and Wildlife Service Coastal Barriers Resources System Mapper was reviewed and there are no CBRS units on the West Coast of the United States. Exhibit 2: Coastal Barriers Resources Map (Source: U.S. Fish and Wildlife Service, Coastal Barriers Resources System Mapper; Date Accessed (1st Time): 08/14/2019; Date Accessed (2nd Time): 08/14/2020; Website: https://www.fws.gov/cbra/Maps/Mapper.html).</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, the Project includes no activities that would require further evaluation under this</p>

<p>Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>section. The Project does not require flood insurance or is excepted from flood insurance. The Project site is located in a FEMA Flood Plain Zone X, having a 0.2% Annual Chance Flood Hazard with an average depth of 1 foot, and therefore is not located within a 100-year flood zone, based on Flood Insurance Rate Map (FIRM), Community/Map Panel No. 06053C0217G, which was effective 4/2/2009 (Exhibit 3). Therefore, the Project site is not located in a FEMA designated Special Flood Hazard Area and is in compliance with the flood insurance requirements. Implementation of the Project would result in the rehabilitation of an existing 5-unit apartment complex, and does not involve a critical action nor a substantial improvement to the existing buildings pursuant to 24 CFR Part 55, Section 55.2. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The City of Salinas also participates in the NFIP. Exhibit 3: FEMA Floodplain Map (Source: FEMA Flood Map Service Center; Date Accessed: 07/31/2019; Date Accessed (2nd Time): 08/03/2020; Website: https://msc.fema.gov/portal/home).</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the Project description, the Project includes no activities that would require further evaluation under the Clean Air Act. The Project site is located in Monterey County, which is within the North Central Coast Air Basin (NCCAB). The NCCAB is in attainment or unclassifiable status for all National Ambient Air Quality Standards (Exhibit 6). Therefore, the Project site would not</p>

		<p>be located in a non-attainment or maintenance area and is in compliance with the Federal Clean Air Act. Implementation of the Project would result in short-term construction-related emissions. The Project would not result in a long-term permanent increase in population and would not result in additional vehicle trips to and from the site, and therefore, would not generate additional vehicular or other emissions once construction is complete. Therefore, the Project would not require further evaluation under the Clean Air Act. The Project would also not conflict with or obstruct implementation of the 2007 Federal Maintenance Plan for Maintaining the National Ozone Standard in the Monterey Bay Region, which was prepared to maintain the federal ozone standard in the NCCAB. Emissions related to projects similar to the proposed Project have been accommodated for in the 2007 Federal Maintenance Plan for Maintaining the National Ozone Standard in the Monterey Bay Region and would be considered below the "de minimis" level. Further, implementation of the Project would not conflict with or obstruct implementation of the Air Quality Management Plan (AQMP), adopted in 1991 by the Monterey Bay Unified Air Pollution Control District, now called the Monterey Bay Air Resources District (MBARD), to achieve compliance with state air quality standards. According to MBARD Guidelines, a project would conflict with or obstruct implementation of the AQMP for the NCCAB if it is inconsistent with the growth of assumptions included in the AQMP, in terms of population, employment, or regional growth in vehicle miles traveled</p>
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		<p>(MBARD 2008). Implementation of the Project would not increase housing units at the Project site, and therefore would not increase the population living within the Catalyst Apartment Complex. Therefore, the Project would not impact the growth assumptions included in the MBARD AQMP and would be consistent. Exhibit 4: NCCAB Air Attainment Status, Federal Standards (Source: California Air Resources Board Climate Change Scoping Plan, November 2017).</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project site is not located within the California Coastal Zone (Exhibit 5), nor does it affect a Coastal Zone as defined in the state Coastal Management Plan. Therefore, the Project is in compliance with the Coastal Zone Management Act. Exhibit 5: Monterey County Coastal Zone Boundary Map (Source: California Coastal Commission: Date Accessed (1st Time): 12/10/2019; Date Accessed (2nd Time): 08/03/2020; Website: https://www.coastal.ca.gov/maps/czb/) .</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project site is not on or nearby a listed contaminated site, as described below. Therefore, the Project is in compliance with contamination and toxic substances requirements. The proposed Project activities would occur within the Catalyst Apartment Complex within the City of Salinas, in an area that is surrounded by residential and commercial land uses to the south and east, and open space, including a channelized drainage, to the north and west. The Project site contains no known or suspected contamination by toxic chemicals or radioactive materials based on the site not being listed on the Superfund National Priorities List (https://www.epa.gov/superfund/national-priorities-list-npl-sites-state#CA), not being located on or adjacent to any sites listed on the State of California lists</p>

		<p>of toxic or hazardous materials (https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29), and not being located within 3,000 feet of a toxic or solid waste landfill (Exhibit 6a). The closest solid waste landfill, the Salinas Valley Solid Waste Authority, is located approximately 3,800 feet from the Project site at 128 Sun Street in Salinas and is shown in Exhibit 6a. Therefore, the Project is not required to have an American Society for Testing and Materials (ASTM) Phase I report completed. Database searches of California's GeoTracker list and the EnviroStor list were conducted January 2020 in support of this conclusion. The State Water Resources Control Board's GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. No active sites were identified within or adjacent to the Project site (as shown in Exhibit 6b). The State Department of Toxic Substances Control's EnviroStor contains records for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination. No active sites were identified within or adjacent to the Project site (Exhibit 6b). In addition to conducting online searches of current or historic land uses that may have led to the contamination of the Project site, a reconnaissance field visit was conducted on January 13, 2020, which revealed no evidence of contaminated sources within the Project site. Exhibit 6a: Location of Local Solid Waste Landfill Facilities (Source: Google Maps). Exhibit</p>
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		<p>6b: GeoTracker Results and EnviroStor Database Results (Sources: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=235+martella and https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=235+martella+street%2C+salinas)</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No Effect. The Project site does not involve any activities that have the potential to affect federally listed species or critical habitat, based on the analysis conducted by, and the professional opinion of, the City's consulting biologist, Shannon Bane, with Harris & Associates, as discussed below. The Project site is located in a disturbed area within the Catalyst Apartment Complex located in the City of Salinas. According to the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC), the Project site does not contain critical habitat. Although the Project site does not contain habitat suitable for endangered species, twelve federally listed species were identified in the IPaC query. An assessment of the potential for these species to occur on or near the Project site is contained in Exhibit 7. Implementation of the Project would not extend beyond the existing footprint of the Catalyst Apartment Complex. The developed nature of the Project site and surrounding roadways already negatively affect the ability of the federally listed species to use or move through the Project site. Further, the Project description includes measures to protect biological resources during construction, including tree avoidance and pre-construction surveys for nesting birds. Implementation of these avoidance and minimization measures would ensure that indirect impacts would be</p>

		<p>minimized for any protected species that occur near the Project site. Because of the disturbed existing conditions at the Project site, restriction of Project activities to developed areas, and the addition of the avoidance and minimization measures discussed above, it is the professional opinion of the City's consulting biologist that the Project would have No Effect on Federally listed species. In addition to Federally listed species, a number of USFWS Birds of Conservation Concern were identified by IPaC as having potential to occur within the City of Salinas. These include: Allen's hummingbird (<i>Selasphorus sasin</i>), Bald eagle (<i>Haliaeetus leucocephalus</i>), Burrowing owl (<i>Athene cunicularia</i>), Common yellowthroat (<i>Geothlypis trichas</i>), Golden eagle (<i>Aquila chrysaetos</i>), Lawrence's goldfinch (<i>Spinus lawrencei</i>), Long-billed curlew (<i>Numenius americanus</i>), Nuttalla's woodpecker (<i>Dryobates nuttallii</i>), Oak titmouse (<i>Baeolophus inornatus</i>), Song sparrow (<i>Melospiza melodia</i>), Spotted towhee (<i>Pipilo maculatus</i>), Tricolored blackbird (<i>Agelaius tricolor</i>), Whimbrel (<i>Numenius phaeopus</i>), and Yellow-billed magpie (<i>Pica nutalli</i>). The measures included in the Project description to protect biological resources during construction, including tree avoidance and pre-construction surveys for nesting birds, would also minimize potential impacts to the USFWS Birds of Conservation Concern. Therefore, it is the professional opinion of the City's consulting biologist that the Project would have No Effect on these species. Exhibit 7: USFWS IPac Species Results for the Project Site (Source: https://ecos.fws.gov/ipac/).</p>
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<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project site is located in an area of the City of Salinas that has been Zoned as Residential High Density (R-H-2.1) (Exhibit 8) and is surrounded by residential and commercial development near the City's downtown. Chapter 13, fire prevention, of the City of Salinas municipal code, establishes that Aboveground Storage Tanks (ASTs) containing flammable or combustible liquids are prohibited in areas of the City that are not zoned as either Agriculture (A), General Commercial (IGC), Thoroughfare Commercial (CT), Business Park (IBP), or General Industrial (IG). The Project site is not located within or adjacent to any land uses with applicable zoning status for the allowance of an aboveground storage tank. Also, the project is not increasing the density, nor it is changing the use of the site. The funding to be provided for this project is for the rehabilitation of five (5) existing apartment units (A-E). Based on information provided by the Monterey Bay Air Resources District, there are two AST's permitted within two existing facilities within a one-mile radius of the project site (Exhibit 8b). Both are aboveground gasoline dispensing facilities with a storage capacity of more 100 gallons to support the onsite business (California Water Service Company, 254 Commission St, and United Rentals North America, 40 Simas St). As indicated in the permits and map shown in Exhibit 8b, these are highly regulated facilities that meet the California Air Resources Board requirements, including the Standing Loss Control requirements for gasoline vapor control, and acceptable separation distance from residences. Both facilities are over 0.5 mile away from the Project site with substantial</p>
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		<p>urban development in between. HUD's Acceptable Separation Distance was calculated as both AST's hold over 100 gallons of gasoline, which is an industrial fuel. The first AST is located at 254 Commission Street in Salinas and it holds 2,000 gallons of gasoline. HUD's Acceptable Separation Distance for this AST was calculated at 369.16 feet. This AST is 2810 feet from the proposed project site; therefore, this AST does not pose a threat to this project. The 2nd AST is located at 40 Simas St in Salinas and it holds 3,000 gallons of gasoline. HUD's Acceptable Separation Distance for this AST was also calculated at 369.16 feet. This AST is 3,710 feet from the site; therefore, this AST does not pose a threat to this project. The Project would also not increase the residential population within the City, nor would the Project necessitate the need for new, expanded, or converted facilities that may include hazardous materials to support the Project facilities. Therefore, the Project is in compliance with all explosives and flammable hazard requirements. Exhibit 8b: Aboveground Storage Tanks Location Map and Research (Source: Harris and Associates and Cynthia Searson, Engineering and Compliance Specialist, Monterey Bay Air Resources District. Records Response Request dated June 26, 2020.)</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This Project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Therefore, the Project is in compliance with the Farmland Protection Policy Act. The Project site is located within the Catalyst Apartment Complex, a developed residential site located near the downtown area of the City of Salinas. This area has been identified on the City of Salinas General Plan, Important Farmlands Map, as</p>

		<p>"Urban and Built-up Land" within the City, and does not support prime farmland, farmland of statewide importance or unique farmland (Exhibit 9). Therefore, the Project is in compliance with the Farmland Protection Policy Act. Exhibit 9: Important Farmlands Map (Source: City of Salinas General Plan, Figure COS-1, Pg. COS-21).</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This Project site does not occur in a floodplain, and the Project is in compliance with Executive Order 11988. The Project site is located in FEMA Flood Zone X, 0.2% Annual Chance Flood Hazard or 500-year floodplain (Exhibit 3). Exhibit 3: FEMA Floodplain Map (Source: FEMA Flood Map Service Center; Date Accessed (1st Time): 07/31/2019; Date Accessed (2nd Time): 08/03/2020; Website: https://msc.fema.gov/portal/home).</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No Historic Properties Affected. The Catalyst Apartment Complex was constructed in 1989; therefore, all structures within the complex are less than 50 years old. See Area of Potential Effects Map (Exhibit 10a). Additionally, the City submitted a request dated March 3, 2020, to the Northwest Information Center (NWIC) for a California Historical Resources Information System (CHRIS) records search (Exhibit 10b). The results from the NWIC dated March 16, 2020, are as follows. The proposed project area contains no recorded archaeological resources, and there is low potential for historic-period archaeological resources. While there is a moderate potential for Native American archaeological resources (due to proximity to what were once large wetlands), the proposed project includes only very minimal ground disturbance (from installation of the security gate,</p>

		<p>protection bollards near utility boxes, and sidewalk replacement), and a previous survey failed to identify any archaeological material prior to the construction of the current buildings on site. Therefore, further study is not recommended. There are no built environment resources (recorded buildings or structures) within or adjacent to the proposed project area that are shown on NWIC base maps or listed in the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. The directory was filtered for the 93901-zip code, which is where the project is located and it is attached as Exhibit 10c. In compliance with Section 106 of the National Historic Preservation Act, the City sent letters dated April 22, 2020, to 13 Native American tribes soliciting input on historic properties in the project area that may have religious and cultural significance to the tribes, and if such properties exist, how the proposed project might affect them (Exhibit 10d). There were no comments or request for consultation submitted to the City in response to the 13 letters sent within the comment period that was from April 22, 2020 through May 25, 2020. A request for consultation was received through e-mail on June 20, 2020, well outside of the consultation period for this project from Louise J. Miranda Ramirez from the Ohlone/Costanoa - Esselen Nation. The City of Salinas responded to Ms. Ramirez through e-mail on July 24, 2020 and she was informed that her request for consultation was outside of the</p>
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		<p>comment period for the project. Ms. Ramirez was also informed that the City of Salinas had placed standard language on the plans and specifications of the project that if any cultural remains and/or artifacts are found, the 13 tribes that were consulted as part of this NEPA Environmental Review Record will be consulted and contacted (Exhibit 10e). Although implementation of the Project is not expected to result in impacts to archaeological resources or historic properties, BMPs have been incorporated into the Project description to address unanticipated discoveries of archaeological or historic resources. In compliance with Section 106 of the National Historic Preservation Act, the City sent a letter to the State Historic Preservation Officer (SHPO) on June 19, 2020 (Exhibit 10f). The City received the SHPO concurrence letter on July 17, 2020. (Exhibit 10g) . Therefore, the Project is in compliance with the National Historic Preservation Act. Exhibit 10a - Area of Potential Effects Map Exhibit 10b - California Historical Resources Information System Report Exhibit 10c - State Office of Historic Preservation Built Environment Resources Directory Exhibit 10d - City of Salinas Section 106 Tribal Consultation Letters Exhibit 10e - Tribal Request for Consultation and City Response Exhibit 10f - City of Salinas SHPO Consultation Letter Exhibit 10g - SHPO Concurrence Letter.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will include standardized noise attenuation measures referenced above. Furthermore, the Project site is located within the 60 decibels contour lines identified in the City of Salinas General Plan, Figure N-1, Future Noise Contours and Impact Areas (Exhibit 11). Therefore, the Project is in compliance with noise abatement and control</p>

		<p>requirements. Exhibit 11: Future Noise Contours and Impact Areas Map (Source: City of Salinas General Plan, Figure N-1, Pg. N-14).</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the Project description, the Project consists of activities that are unlikely to have an adverse impact on groundwater resources. The Project is in compliance with the Sole Source Aquifer requirements. The Project site is not within the boundaries of a designated Sole Source Aquifers area based on the U.S. Environmental Protection Agency (EPA) Sole Source Aquifers map (Exhibit 12). Of the nine sole source aquifers designated by the EPA in Region 9, the closest is the Santa Margarita Aquifer, located in the City of Scotts Valley in Santa Cruz County, approximately 30 miles north of the Project site. Furthermore, the Project consists of activities associated with the rehabilitation of a 5-unit apartment complex that is unlikely to have any adverse impact on groundwater resources. Therefore, the project is in compliance with Sole Source Aquifer requirements and Safe Drinking Water Act. Exhibit 12: Sole Source Aquifers Map (Source: EPA; Date Accessed (1st Time): 12 /11/19; Date accessed (2nd Time): 08/03/2020; Website: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b).</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the Project description, implementation of the Project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. The Project site is an existing 5-unit apartment complex located within an urban setting. From a field observation and property inspection conducted by City staff (Joel Alvarez, Housing Services Supervisor</p>

	<p>and Luis Ochoa, Community Development Analyst) on June 12, 2019, the Project site is completely developed, and is surrounded by residential and commercial uses to the South and West. To the North and East there is open space and a small concrete lined drainage. The Project site does not support any wetland habitats identified on the National Wetlands Inventory (Exhibit 13), nor does it demonstrate any characteristics of a wetland based on a field visit conducted on January 13th, 2020 and professional opinion of the City's consulting biologist (Shannon Bane, Harris & Associates). A records search was conducted through the National Wetlands Inventory Mapping application, resulting in the identification of a drainage within 0.02 miles of the Project site. Although located within close proximity to the Project site, all proposed Project activities will be limited to disturbed areas within the apartment complex, and there would be no impacts on the drainage or open space adjacent to the drainage. As discussed in the Project description, the contractor will implement BMPs to protect water quality in compliance with the Monterey SEA Construction Site Best Management Practices Handbook (July 2015 edition), and the project specifications would include BMPs to control erosion, sedimentation and stormwater pollution (e.g. storm drain inlet protection, sand bags and/or straw bales around the perimeter of the staging area and watering down the construction sites to minimize excess dust). Therefore, the Project is in compliance with Executive Order 11990. Exhibit 13: National Wetlands Inventory Map (Source: U.S. Fish and Wildlife Service; Date Accessed (1st time):</p>
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		<p>10/21/19; Date Accessed (2nd time): 08/13/2020; Website: https://www.fws.gov/wetlands/data/Mapper.html).</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project site is not within proximity of a National Wild and Scenic Rivers System (NWSRS) river. Therefore, the Project is in compliance with the Wild and Scenic Rivers Act. Base on the review of the Nationwide River Inventory from the National Park Service, U.S. Department of the Interior, there are no designated Wild and Scenic Rivers in the City of Salinas (Exhibit 14a). The National Wild and Scenic Rivers System Map was also reviewed, and the closest designated National Wild and Scenic River is the Big Sur River located over 25 miles to the south of the Project site (Exhibit 14b). Therefore, the Project is in compliance with the Wild and Scenic Rivers Act. Exhibit 14a: Nationwide River Inventory Map (Source: National Park Service, U.S. Department of the Interior; Date Accessed (1st Time): 10/25/2019; Date Accessed (2nd time): 08/13/2020; Website: https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977). Exhibit 14b: National Wild and Scenic Rivers System Map (Source: National Wild and Scenic Rivers System, Date Accessed (1st Time): 10/25/2019; Date Accessed (2nd time): 08/13/2020; Website: https://www.rivers.gov/river-app/index.html?state=CA).</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the Project's environmental review. The project is in compliance with Executive Order 12898. The Project</p>

		<p>would not result in adverse impacts that may disproportionately impact an Environmental Justice population. The U.S. Department of Housing and Urban Development is concerned with federal actions that may have a disproportionate adverse health or environmental impact on minority and/or low-income populations. For this reason, City staff reviewed the EPA's Environmental Justice Screening and Mapping Tool (Version 2019) for the following factors and their percentiles: PM 2.5 (5%), Ozone (5%), NATA Diesel PM (38%), NATA Cancer Risk (22%), NATA Respiratory HI (96%), Traffic Proximity (88%), Lead Paint Indicator (38%), Superfund Proximity (64%), RMP Proximity (99%), Hazardous Waste Proximity (57%), and Wastewater Discharge Indicator (57%) (Exhibit 15). Of the eleven factors previously mentioned, the three factors that stood out as they had the highest percentages were the NATA Respiratory HI, Traffic Proximity and RMP Proximity. Overall, most of the factors considered were at or below the 60 percentiles. This is an already existing Project and contrary to having a negative impact, the Project would primarily benefit low and extremely low-income individuals with mental health conditions that are currently living and that will be living in this apartment complex. This Project would enhance and rehabilitate the existing building conditions of this apartment complex and improve the lives of those individuals living in this complex. Exhibit 15: EPA's Environmental Justice Screening and Mapping Tool Map (Source: EPA; Date Accessed (1st Time): 12/11/2019; Date Accessed (2nd Time): 08/13/2020; Website: https://ejscreen.epa.gov/mapper/).</p>
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Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are 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 or Condition	Comments on Completed Measures	Complete
<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>The project will have "No Effect" on endangered species as the Project site does not involve any activities that have the potential to affect federally listed species or critical habitat, based on the analysis conducted by and the professional opinion of the City's consulting biologist, Shannon Bane, with Harris & Associates, as discussed in the Endangered Species section of this environmental review record. Yet, due to the fact that this proposed project may be under construction during the nesting bird season (which is from February 1st through August 31st), bird surveys may be necessary. If construction occurs between February 1st and August 31st, a qualified biologist will survey for nesting activity of birds within 14 days prior to starting construction activities. For raptor nests, surveys for nesting activity will be conducted within a 500-foot radius of the apartment complex. If any active nests are observed, these nests will be designated as Environmentally Sensitive Areas (ESAs) and protected by a minimum 500-foot avoidance buffer until the breeding season has ended, or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest</p>	<p>N/A</p>	

	<p>site or parental care for survival. For passerines and other small birds, surveys for nesting activity will be conducted within a 250-foot radius of the apartment complex. If any active nests are observed, these nests and nest substrate (trees, shrubs, ground, or burrows) will be designated as ESA and protected with a minimum 250-foot buffer until the young have fledged and are no longer reliant on the nest site or parental care.</p>		
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Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD’s policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site’s proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ **No**

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The Project site is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The Project is in compliance with Airport Hazards requirements. The Project site is not within an FAA-designated Civilian Airport Runway Clear Zone. The Salinas Municipal Airport is a general aviation airport and not a scheduled commercial airport. The Project site is located 2.38 miles or 12,566 feet from the Salinas Municipal Airport (Exhibit 1a), outside of the Airport Area of Influence (Exhibit 1b) Therefore, the Project would be in compliance with the Airport Hazards requirements, would not result in the permanent exposure of people to excessive noise levels from airport operations, and would not subject construction workers to temporary excessive noise levels from airport operations. Exhibit 1a: Airport Hazards Map (Source: Google Maps). Exhibit 1b: Airport Area of Influence (Source: City of Salinas General Plan, Land Use Element, Figure LU-11, Salinas Municipal Airport Area of Influence)

Supporting documentation

- [Exhibit 1b - Airport Influence Area.pdf](#)
- [Exhibit 1a - Airport Hazards Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Screen Summary

Compliance Determination

This Project site is located in California, a state that does not contain Coastal Barrier Resource Systems (CBRS) units (Exhibit 2). Therefore, this Project is in compliance with the Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990. The U.S. Fish and Wildlife Service Coastal Barriers Resources System Mapper was reviewed and there are no CBRS units on the West Coast of the United States. Exhibit 2: Coastal Barriers Resources Map (Source: U.S. Fish and Wildlife Service, Coastal Barriers Resources System Mapper; Date Accessed (1st Time): 08/14/2019; Date Accessed (2nd Time): 08/14/2020; Website: <https://www.fws.gov/cbra/Maps/Mapper.html>).

Supporting documentation

[Exhibit 2 - Coastal Barriers Resources Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

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

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description, the Project includes no activities that would require further evaluation under this section. The Project does not require flood insurance or is excepted from flood insurance. The Project site is located in a FEMA Flood Plain Zone X, having a 0.2% Annual Chance Flood Hazard with an average depth of 1 foot, and therefore is not located within a 100-year flood zone, based on Flood Insurance Rate Map (FIRM), Community/Map Panel No. 06053C0217G, which was effective 4/2/2009 (Exhibit 3). Therefore, the Project site is not located in a FEMA designated Special Flood Hazard Area and is in compliance with the flood insurance requirements. Implementation of the Project would result in the rehabilitation of an existing 5-unit apartment complex, and does not involve a critical action nor a substantial improvement to the existing buildings pursuant to 24 CFR Part 55, Section 55.2. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The City of Salinas also participates in the NFIP. Exhibit 3: FEMA Floodplain Map (Source: FEMA Flood Map Service Center; Date Accessed: 07/31/2019; Date Accessed (2nd Time): 08/03/2020; Website: <https://msc.fema.gov/portal/home>).

Supporting documentation

[Exhibit 3 - FEMA Floodplain Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the Project description, the Project includes no activities that would require further evaluation under the Clean Air Act. The Project site is located in Monterey County, which is within the North Central Coast Air Basin (NCCAB). The NCCAB is in attainment or unclassifiable status for all National Ambient Air Quality Standards (Exhibit 6). Therefore, the Project site would not be located in a non-attainment or maintenance area and is in compliance with the Federal Clean Air Act.

Implementation of the Project would result in short-term construction-related emissions. The Project would not result in a long-term permanent increase in population and would not result in additional vehicle trips to and from the site, and therefore, would not generate additional vehicular or other emissions once construction is complete. Therefore, the Project would not require further evaluation under the Clean Air Act. The Project would also not conflict with or obstruct implementation of the 2007 Federal Maintenance Plan for Maintaining the National Ozone Standard in the Monterey Bay Region, which was prepared to maintain the federal ozone standard in the NCCAB. Emissions related to projects similar to the

proposed Project have been accommodated for in the 2007 Federal Maintenance Plan for Maintaining the National Ozone Standard in the Monterey Bay Region and would be considered below the "de minimis" level. Further, implementation of the Project would not conflict with or obstruct implementation of the Air Quality Management Plan (AQMP), adopted in 1991 by the Monterey Bay Unified Air Pollution Control District, now called the Monterey Bay Air Resources District (MBARD), to achieve compliance with state air quality standards. According to MBARD Guidelines, a project would conflict with or obstruct implementation of the AQMP for the NCCAB if it is inconsistent with the growth of assumptions included in the AQMP, in terms of population, employment, or regional growth in vehicle miles traveled (MBARD 2008). Implementation of the Project would not increase housing units at the Project site, and therefore would not increase the population living within the Catalyst Apartment Complex. Therefore, the Project would not impact the growth assumptions included in the MBARD AQMP and would be consistent. Exhibit 4: NCCAB Air Attainment Status, Federal Standards (Source: California Air Resources Board Climate Change Scoping Plan, November 2017).

Supporting documentation

[Exhibit 4 - North Central Coast Air Basin Attainment Status - Federal Standards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The Project site is not located within the California Coastal Zone (Exhibit 5), nor does it affect a Coastal Zone as defined in the state Coastal Management Plan. Therefore, the Project is in compliance with the Coastal Zone Management Act. Exhibit 5: Monterey County Coastal Zone Boundary Map (Source: California Coastal Commission: Date Accessed (1st Time): 12/10/2019; Date Accessed (2nd Time): 08/03/2020; Website: <https://www.coastal.ca.gov/maps/czb/>).

Supporting documentation

[Exhibit 5 - Monterey County Coastal Zone Boundary Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening

None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Explain:

The Project site is not on or nearby a listed contaminated site, as described below. Therefore, the Project is in compliance with contamination and toxic substances requirements.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

The Project site is not on or nearby a listed contaminated site, as described below. Therefore, the Project is in compliance with contamination and toxic substances requirements. The proposed Project activities would occur within the Catalyst Apartment Complex within the City of Salinas, in an area that is surrounded by residential and commercial land uses to the south and east, and open space, including a channelized drainage, to the north and west. The Project site contains no known or suspected contamination by toxic chemicals or radioactive materials based on the site not being listed on the Superfund National Priorities List (<https://www.epa.gov/superfund/national-priorities-list-npl-sites-state#CA>), not being located on or adjacent to any sites listed on the State of California lists of toxic or hazardous materials (https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29), and not being located within 3,000 feet of a toxic or solid waste landfill (Exhibit 6a). The closest solid waste landfill, the Salinas Valley Solid Waste Authority, is located approximately 3,800 feet from the Project site at 128 Sun Street in Salinas and is shown in Exhibit 6a. Therefore, the Project is not required to have an American Society for Testing and Materials (ASTM) Phase I report completed. Database searches of California's GeoTracker list and the EnviroStor list were conducted January 2020 in support of this conclusion. The State Water Resources Control Board's GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. No active sites were identified within or adjacent to the Project site (as shown in Exhibit 6b). The State Department of Toxic Substances Control's EnviroStor contains records for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination. No active sites were identified within or adjacent to the Project site (Exhibit 6b). In addition to conducting online searches of current or historic land uses that may have led to the contamination of the Project site, a reconnaissance field visit was conducted on January 13, 2020, which revealed no evidence of contaminated sources within the Project site. Exhibit 6a: Location of Local Solid Waste Landfill Facilities (Source: Google Maps). Exhibit 6b: GeoTracker Results and EnviroStor Database Results (Sources: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=235+martella> and <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=235+martella+street%2C+salinas>)

Supporting documentation

[Exhibit 6b - GeoTracker and EnviroStor Database Results.pdf](#)

[Exhibit 6a - Location of Local Solid Waste Landfill Facilities.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

No Effect. The Project site does not involve any activities that have the potential to affect federally listed species or critical habitat, based on the analysis conducted by, and the professional opinion of, the City's consulting biologist, Shannon Bane, with Harris & Associates, as discussed below. The Project site is located in a disturbed area

within the Catalyst Apartment Complex located in the City of Salinas. According to the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC), the Project site does not contain critical habitat. Although the Project site does not contain habitat suitable for endangered species, twelve federally listed species were identified in the IPaC query. An assessment of the potential for these species to occur on or near the Project site is contained in Exhibit 7. Implementation of the Project would not extend beyond the existing footprint of the Catalyst Apartment Complex. The developed nature of the Project site and surrounding roadways already negatively affect the ability of the federally listed species to use or move through the Project site. Further, the Project description includes measures to protect biological resources during construction, including tree avoidance and pre-construction surveys for nesting birds. Implementation of these avoidance and minimization measures would ensure that indirect impacts would be minimized for any protected species that occur near the Project site. Because of the disturbed existing conditions at the Project site, restriction of Project activities to developed areas, and the addition of the avoidance and minimization measures discussed above, it is the professional opinion of the City's consulting biologist that the Project would have No Effect on Federally listed species. In addition to Federally listed species, a number of USFWS Birds of Conservation Concern were identified by IPaC as having potential to occur within the City of Salinas. These include: Allen's hummingbird (*Selasphorus sasin*), Bald eagle (*Haliaeetus leucocephalus*), Burrowing owl (*Athene cunicularia*), Common yellowthroat (*Geothlypis trichas*), Golden eagle (*Aquila chrysaetos*), Lawrence's goldfinch (*Spinus lawrencei*), Long-billed curlew (*Numenius americanus*), Nuttall's woodpecker (*Dryobates nuttallii*), Oak titmouse (*Baeolophus inornatus*), Song sparrow (*Melospiza melodia*), Spotted towhee (*Pipilo maculatus*), Tricolored blackbird (*Agelaius tricolor*), Whimbrel (*Numenius phaeopus*), and Yellow-billed magpie (*Pica nutalli*). The measures included in the Project description to protect biological resources during construction, including tree avoidance and pre-construction surveys for nesting birds, would also minimize potential impacts to the USFWS Birds of Conservation Concern. Therefore, it is the professional opinion of the City's consulting biologist that the Project would have No Effect on these species. Exhibit 7: USFWS IPac Species Results for the Project Site (Source: <https://ecos.fws.gov/ipac/>).

Supporting documentation

[Exhibit 7 - IPac Database Results and Analysis.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

The Project site is located in an area of the City of Salinas that has been Zoned as Residential High Density (R-H-2.1) (Exhibit 8) and is surrounded by residential and commercial development near the City's downtown. Chapter 13, fire prevention, of the City of Salinas municipal code, establishes that Aboveground Storage Tanks (ASTs) containing flammable or combustible liquids are prohibited in areas of the City that are not zoned as either Agriculture (A), General Commercial (IGC), Thoroughfare Commercial (CT), Business Park (IBP), or General Industrial (IG). The Project site is not located within or adjacent to any land uses with applicable zoning status for the allowance of an aboveground storage tank. Also, the project is not increasing the density, nor it is changing the use of the site. The funding to be provided for this project is for the rehabilitation of five (5) existing apartment units (A-E). Based on information provided by the Monterey Bay Air Resources District, there are two AST's

permitted within two existing facilities within a one-mile radius of the project site (Exhibit 8b). Both are aboveground gasoline dispensing facilities with a storage capacity of more 100 gallons to support the onsite business (California Water Service Company, 254 Commission St, and United Rentals North America, 40 Simas St). As indicated in the permits and map shown in Exhibit 8b, these are highly regulated facilities that meet the California Air Resources Board requirements, including the Standing Loss Control requirements for gasoline vapor control, and acceptable separation distance from residences. Both facilities are over 0.5 mile away from the Project site with substantial urban development in between. HUD's Acceptable Separation Distance was calculated as both AST's hold over 100 gallons of gasoline, which is an industrial fuel. The first AST is located at 254 Commission Street in Salinas and it holds 2,000 gallons of gasoline. HUD's Acceptable Separation Distance for this AST was calculated at 369.16 feet. This AST is 2810 feet from the proposed project site; therefore, this AST does not pose a threat to this project. The 2nd AST is located at 40 Simas St in Salinas and it holds 3,000 gallons of gasoline. HUD's Acceptable Separation Distance for this AST was also calculated at 369.16 feet. This AST is 3,710 feet from the site; therefore, this AST does not pose a threat to this project. The Project would also not increase the residential population within the City, nor would the Project necessitate the need for new, expanded, or converted facilities that may include hazardous materials to support the Project facilities. Therefore, the Project is in compliance with all explosives and flammable hazard requirements. Exhibit 8b: Aboveground Storage Tanks Location Map and Research (Source: Harris and Associates and Cynthia Searson, Engineering and Compliance Specialist, Monterey Bay Air Resources District. Records Response Request dated June 26, 2020.)

Supporting documentation

[Exhibit 8b - Aboveground Storage Tank Location Map and Reseach.pdf](#)

[Exhibit 8a - Salinas Zoning Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This project is the rehabilitation of an already existing 5 unit apartment complex.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This Project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Therefore, the Project is in compliance with the Farmland Protection Policy Act. The Project site is located within the Catalyst Apartment Complex, a developed residential site located near the downtown area of the City of Salinas. This area has been identified on the City of Salinas General Plan, Important Farmlands Map, as "Urban and Built-up Land" within the City, and does not support prime farmland, farmland of statewide importance or unique farmland (Exhibit 9). Therefore, the Project is in compliance with the Farmland Protection Policy Act. Exhibit 9: Important Farmlands Map (Source: City of Salinas General Plan, Figure COS-1, Pg. COS-21).

Supporting documentation

[Exhibit 9 - Important Farmlands Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- ✓ 55.12(c)(10)
- 55.12(c)(11)
- None of the above

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

This Project site does not occur in a floodplain, and the Project is in compliance with Executive Order 11988. The Project site is located in FEMA Flood Zone X, 0.2% Annual Chance Flood Hazard or 500-year floodplain (Exhibit 3). Exhibit 3: FEMA Floodplain Map (Source: FEMA Flood Map Service Center; Date Accessed (1st Time): 07/31/2019; Date Accessed (2nd Time): 08/03/2020; Website: <https://msc.fema.gov/portal/home>).

Supporting documentation

[Exhibit 3 - FEMA Floodplain Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) In progress
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Amah Matsun Tribal Band of Mission SJB	Response Period Elapsed
✓ Amah Mutsun Tribal Band	Response Period Elapsed
✓ Barbareno/Ventureno Band of Mission Indians	Response Period Elapsed
✓ Coastanoan Rumsen Carmel Tribe	Response Period Elapsed
✓ Esselen Tribe of Monterey County	Response Period Elapsed
✓ Indian Canyon Mutsun Band of Costanoan	Response Period Elapsed
✓ Ohlone/Coastanoan-Esselen Nation	Response Period Elapsed
✓ Salinan Tribe of Monterey, SLO and SB Counties	Response Period Elapsed
✓ Santa Ynez Band of Chumash Indians	Response Period Elapsed
✓ Torres Martinez Desert Cahuilla Indians	Response Period Elapsed
✓ Tule River Indian Tribe	Response Period Elapsed
✓ Xolon-Salinan Tribe - Rep 1	Response Period Elapsed
✓ Xolon-Salinan Tribe - Rep 2	Response Period Elapsed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

This comprehensive list of tribes has been put together by the City of Salinas over the last 3-4 year and it includes the contacts from local and federal tribes who have been contacted and consulted in prior ERs.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

235 Martella Street, Salinas, CA 93901 (APN 003-151-043).

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination

below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
235 Martella Street	Not Eligible	Yes	✓ Not Sensitive

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

No Historic Properties Affected. The Catalyst Apartment Complex was constructed in 1989; therefore, all structures within the complex are less than 50 years old. See Area of Potential Effects Map (Exhibit 10a). Additionally, the City submitted a request dated March 3, 2020, to the Northwest Information Center (NWIC) for a California Historical Resources Information System (CHRIS) records search (Exhibit 10b). The results from the NWIC dated March 16, 2020, are as follows. The proposed project area contains no recorded archaeological resources, and there is low potential for historic-period archaeological resources. While there is a moderate potential for Native American archaeological resources (due to proximity to what were once large wetlands), the proposed project includes only very minimal ground disturbance (from installation of the security gate, protection bollards near utility boxes, and sidewalk replacement), and a previous survey failed to identify any archaeological material prior to the construction of the current buildings on site. Therefore, further study is not recommended. There are no built environment resources (recorded buildings or structures) within or adjacent to the proposed project area that are shown on NWIC base maps or listed in the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. The directory was filtered for the 93901-zip code, which is where the project is located and it is attached as Exhibit 10c. In compliance with Section 106 of the National Historic Preservation Act, the City sent letters dated April 22, 2020, to 13 Native American tribes soliciting input on historic properties in the project area that may have religious and cultural significance to the tribes, and if such properties exist, how the proposed project might affect them (Exhibit 10d). There were no comments or request for consultation submitted to the City in response to the 13 letters sent within the comment period that was from April 22, 2020 through May 25, 2020. A request for consultation was received through e-mail on June 20, 2020, well outside of the consultation period for this project from Louise J. Miranda Ramirez from the Ohlone/Costanoa - Esselen Nation. The City of Salinas responded to Ms. Ramirez through e-mail on July 24, 2020 and she was informed that her request for consultation was outside of the comment period for the project. Ms. Ramirez was also informed that the City of Salinas had placed standard language on the plans and specifications of the project that if any cultural remains and/or artifacts are found, the 13 tribes that were consulted as part of this NEPA Environmental Review Record will be consulted and contacted (Exhibit 10e). Although implementation of the Project is not expected to result in impacts to archaeological resources or historic properties, BMPs have been incorporated into the Project description to address unanticipated discoveries of archaeological or historic

resources. In compliance with Section 106 of the National Historic Preservation Act, the City sent a letter to the State Historic Preservation Officer (SHPO) on June 19, 2020 (Exhibit 10f). The City received the SHPO concurrence letter on July 17, 2020. (Exhibit 10g) . Therefore, the Project is in compliance with the National Historic Preservation Act. Exhibit 10a - Area of Potential Effects Map Exhibit 10b - California Historical Resources Information System Report Exhibit 10c - State Office of Historic Preservation Built Environment Resources Directory Exhibit 10d - City of Salinas Section 106 Tribal Consultation Letters Exhibit 10e - Tribal Request for Consultation and City Response Exhibit 10f - City of Salinas SHPO Consultation Letter Exhibit 10g - SHPO Concurrence Letter.

Supporting documentation

[Exhibit 10e - Tribal Request for Consultation and City Response.pdf](#)

[Exhibit 10g - SHPO Concurrence Letter.pdf](#)

[Exhibit 10f - City of Salinas SHPO Consultation Letter.pdf](#)

[Exhibit 10d - City of Salinas Section 106 Tribal Consultation Letters.pdf](#)

[Exhibit 10c - State Office of Historic Preservation Built Environment Resources Directory.pdf](#)

[Exhibit 10b - California Historical Resources Information System Report.pdf](#)

[Exhibit 10a - Area of Potential Effect Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details. The definition of "modernization" is determined by program office guidance.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

Indicate the type of measures that will apply (check all that apply):

- ✓ Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)
- Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)
- Other

Explain:

Based
on
the

The Project would result in temporary, minor construction-related noise associated with the apartment complex rehabilitation activities, but the Project includes no activities that would require further evaluation under HUD's Noise regulation. This 5-unit apartment complex was built in 1989 with insulated walls and double-pane windows, and is setback 238 feet away from Martella Street, the main access point and source of outside noise for the apartment complex. Through implementation of the Project, broken and/or damaged windows would be replaced with double-glazed windows. The apartment complex building configuration and location away from major roadways would continue to provide noise attenuation to residents. Interior noise abatement would consist of installing features such as double-pane windows, solid-core and properly fitted doors, and upgraded insulation. Because closed window conditions would be required to achieve interior noise standards, air conditioning systems would also be installed. Therefore, the Project will be in compliance with HUD's Noise regulation.

response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project will include standardized noise attenuation measures referenced above. Furthermore, the Project site is located within the 60 decibels contour lines identified in the City of Salinas General Plan, Figure N-1, Future Noise Contours and Impact Areas (Exhibit 11). Therefore, the Project is in compliance with noise abatement and control requirements. Exhibit 11: Future Noise Contours and Impact Areas Map (Source: City of Salinas General Plan, Figure N-1, Pg. N-14).

Supporting documentation

[Exhibit 11 - Future Noise Contours and Impact Areas Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

Based on the Project description, the Project consists of activities that are unlikely to have an adverse impact on groundwater resources. The Project is in compliance with the Sole Source Aquifer requirements. The Project site is not within the boundaries of a designated Sole Source Aquifers area based on the U.S. Environmental Protection Agency (EPA) Sole Source Aquifers map (Exhibit 12). Of the nine sole source aquifers designated by the EPA in Region 9, the closest is the Santa Margarita Aquifer, located in the City of Scotts Valley in Santa Cruz County, approximately 30 miles north of the Project site. Furthermore, the Project consists of activities associated with the rehabilitation of a 5-unit apartment complex that is unlikely to have any adverse impact on groundwater resources. Therefore, the project is in compliance with Sole Source Aquifer requirements and Safe Drinking Water Act. Exhibit 12: Sole Source Aquifers Map (Source: EPA; Date Accessed (1st Time): 12 /11/19; Date accessed (2nd Time): 08/03/2020; Website: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>).

Supporting documentation

[Exhibit 12 - Sole Source Aquifers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the Project description, implementation of the Project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. The Project site is an existing 5-unit apartment complex located within an urban setting. From a field observation and property inspection conducted by City staff (Joel Alvarez, Housing Services Supervisor and Luis Ochoa, Community Development Analyst) on June 12, 2019, the Project site is completely developed, and is surrounded by residential and commercial uses to the South and West. To the North and East there is open space and a small concrete lined drainage. The Project site does not support any wetland habitats identified on the National Wetlands Inventory (Exhibit 13), nor does it demonstrate any characteristics of a wetland based on a field visit conducted on January 13th, 2020 and professional opinion of the City’s consulting biologist (Shannon Bane, Harris & Associates). A records search was conducted through the National Wetlands Inventory Mapping application, resulting in the identification of a drainage within 0.02 miles of the Project site. Although located within close proximity to the Project site, all proposed

Project activities will be limited to disturbed areas within the apartment complex, and there would be no impacts on the drainage or open space adjacent to the drainage. As discussed in the Project description, the contractor will implement BMPs to protect water quality in compliance with the Monterey SEA Construction Site Best Management Practices Handbook (July 2015 edition), and the project specifications would include BMPs to control erosion, sedimentation and stormwater pollution (e.g. storm drain inlet protection, sand bags and/or straw bales around the perimeter of the staging area and watering down the construction sites to minimize excess dust). Therefore, the Project is in compliance with Executive Order 11990. Exhibit 13: National Wetlands Inventory Map (Source: U.S. Fish and Wildlife Service; Date Accessed (1st time): 10/21/19; Date Accessed (2nd time): 08/13/2020; Website: <https://www.fws.gov/wetlands/data/Mapper.html>).

Supporting documentation

[Exhibit 13 - National Wetlands Inventory Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The Project site is not within proximity of a National Wild and Scenic Rivers System (NWSRS) river. Therefore, the Project is in compliance with the Wild and Scenic Rivers Act. Base on the review of the Nationwide River Inventory from the National Park Service, U.S. Department of the Interior, there are no designated Wild and Scenic Rivers in the City of Salinas (Exhibit 14a). The National Wild and Scenic Rivers System Map was also reviewed, and the closest designated National Wild and Scenic River is the Big Sur River located over 25 miles to the south of the Project site (Exhibit 14b). Therefore, the Project is in compliance with the Wild and Scenic Rivers Act. Exhibit 14a: Nationwide River Inventory Map (Source: National Park Service, U.S. Department of the Interior; Date Accessed (1st Time): 10/25/2019; Date Accessed (2nd time): 08/13/2020; Website: <https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977>). Exhibit 14b: National Wild and Scenic Rivers System Map (Source: National Wild and Scenic Rivers System, Date Accessed (1st Time): 10/25/2019; Date Accessed (2nd time): 08/13/2020; Website: <https://www.rivers.gov/river-app/index.html?state=CA>).

Supporting documentation

[Exhibit 14b - National Wild and Scenic Rivers System Map.pdf](#)

[Exhibit 14a - Nationwide River Inventory Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the Project's environmental review. The project is in compliance with Executive Order 12898. The Project would not result in adverse impacts that may disproportionately impact an Environmental Justice population. The U.S. Department of Housing and Urban Development is concerned with federal actions that may have a disproportionate adverse health or environmental impact on minority and/or low-income populations. For this reason, City staff reviewed the EPA's Environmental Justice Screening and Mapping Tool (Version 2019) for the following factors and their percentiles: PM 2.5 (5%), Ozone (5%), NATA Diesel PM (38%), NATA Cancer Risk (22%), NATA Respiratory HI (96%), Traffic Proximity (88%), Lead Paint Indicator (38%), Superfund Proximity (64%), RMP Proximity (99%), Hazardous Waste Proximity (57%), and Wastewater Discharge Indicator (57%) (Exhibit 15). Of the eleven factors previously mentioned, the three factors that stood out as they had the highest percentages were the NATA Respiratory HI, Traffic Proximity and RMP Proximity. Overall, most of the factors considered were at or below the 60 percentiles. This is an already existing Project and contrary to

having a negative impact, the Project would primarily benefit low and extremely low-income individuals with mental health conditions that are currently living and that will be living in this apartment complex. This Project would enhance and rehabilitate the existing building conditions of this apartment complex and improve the lives of those individuals living in this complex. Exhibit 15: EPA's Environmental Justice Screening and Mapping Tool Map (Source: EPA; Date Accessed (1st Time): 12/11/2019; Date Accessed (2nd Time): 08/13/2020; Website: <https://ejscreen.epa.gov/mapper/>).

Supporting documentation

[Exhibit 15 - EPA's Environmental Justice Screening and Mapping Tool Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No