


Project Location Aerial Map



 Project Site and Area of Potential Effect

Source: Digital Globe Imagery 2018.

Date: 2/12/2020 - 1:15:58 PM - Path: C:\Users\Bandy\Desktop\Projects - Client\City of Salinas\City\Aerial - Renew Map Docs\Regional of Project\SI\MapFigure2 - ProjectSite.mxd

Catalyst Apartments Rehabilitation Project
Additional Description of the Proposed Project

[24 CFR 50.12; 24 CFR 58.32; 40 CFR 1508.25]

4) Bathroom upgrades in all units: rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances; install new lavatory sinks complete with lever faucet, drain, angle stops and supply lines; install new accessible height toilets, complete with angle stop and supply line; install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod; relocate or replace light and fan combination (with new vacancy switch and new humidistat controls) and GFI receptacle; and install new bathroom doors and medicine cabinet.

5) ADA parking upgrade on existing property: two existing parking spaces will be converted to an accessible parking space with a detectable warning surface within the existing path of travel. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area, and it is the only area within the project where soil will be disturbed.

6) Other miscellaneous interior and exterior work may be needed if unknown conditions are discovered during the rehabilitation activities of this project and shall be deemed part of this project.

Project construction is planned for the summer of 2020 and would occur over the course of 6 months to 1 year. All construction activities would occur between the daytime hours of 7:00 am and 5:00 pm, except on Sundays and legal holidays, consistent with the City's noise ordinance (Municipal Code Chapter 37, Article V, Section 37-50.180). The proposed Project activities would fall within Class B Noises, which are defined as noises created or generated within or adjacent to residential property which is normally associated with residential living. Class B noise includes lawn mowers, trimmers, home appliances, vehicle repairs, and home construction projects.

In order to minimize potential impacts to sensitive resources that may occur through Project implementation, the City would ensure the following best management practices (BMPs) are included in the construction specifications with respect to the protection of biological resources, cultural resources, and water quality.

- **Biological Resources (Birds).** To avoid impacts to bald or golden eagles, or migratory birds, during sensitive periods of the year (February 1st – August 31st), no trees would be removed, and the following preconstruction surveys would be conducted, as necessary. If the implementation schedule requires that construction activities occur over the course of more than one year, nesting bird surveys and protection measures, as necessary, would be repeated every nesting season until the Project is complete.
 - **Education Materials and Training.** A binder with information regarding the avoidance of migratory birds and their nests, and how to identify any special-status species that may enter the Project site, would be provided to the construction crew and kept at the Project site during all construction activities. In addition, prior to the onset of construction activities, all employees, contractors, and visitors who

would be present during Project implementation would receive training from a qualified individual on the contents of the binder, including species identification, avoidance and minimization measures, and stop work and reporting requirements.

- **Preconstruction Surveys.** If construction occurs during nesting bird season (February 1st and August 31st), a qualified biologist would survey for nesting activity of birds within 14 days prior to starting construction activities. For **raptor nests**, surveys for nesting activity would be conducted within a 500-foot radius of the apartment complex. If any active nests are observed, these nests would 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 would 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) would 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.
- **Construction Hours.** Many wildlife species that could occur within the Project site and staging area are active at dusk and during the night. To avoid impacts to these species, Project construction activities, and therefore noise, would be limited to the hours between 7:00 am and 5:00 pm. This is consistent with the Salinas Municipal Code, Chapter 5, Article 12, which provides guidance for Public Peace and Morals, specifically Noise. Article 12 states that the City will “prohibit all noises which are disturbing or unreasonably loud” from 10pm to 7am. The proposed Project construction activities would fall within Class B Noises, which are defined as noises created or generated within or adjacent to residential property which are normally associated with residential living, including lawn mowers, trimmers, home appliances, vehicle repairs, and home construction projects. The proposed improvements at the Catalyst Apartment Complex would fall within the range of home construction projects.
- **Cultural Resources.** It is not expected that cultural resources are present within or adjacent to the Project site, based on the disturbed nature of the site and surrounding lands, and previous studies undertaken within 0.5 miles of the Project site (FirstCarbon Solutions, 2019). Furthermore, ground disturbance would be limited to areas that were previously disturbed to construct and maintain the Catalyst Apartments (interior and exterior of buildings, sidewalks and the parking lot). Therefore, no archaeological monitoring would be required throughout project implementation.

If evidence of unknown cultural resources (e.g., bones, shells, artifacts) are identified during ground disturbing activities, the construction crews would stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior’s Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. If human remains are discovered, the Monterey County coroner would be notified within 48 hours, and there would be no further disturbance to

the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, pursuant to PRC Section 5097.98, would immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

- **Water Quality.** The contractor would implement BMPs to protect water quality in compliance with the Monterey Regional Stormwater and Education Alliance (Monterey SEA) Construction Site Best Management Practices Handbook (July 2015 edition). The construction specifications would include BMPs to control erosion, sedimentation and stormwater pollution (e.g. storm drain inlet protection, sandbags and/or straw bales around the perimeter of the staging area and watering down the construction sites to minimize excess dust).

Catalyst Apt - Inspection Photos - 06-12-2019













Exhibit 1a - Airport Hazards Map



Project Site

Salinas Municipal Airport

Measure distance
Click on the map to add to your path
Total distance: 2.38 mi (3.83 km)

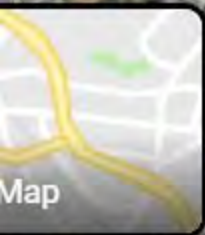
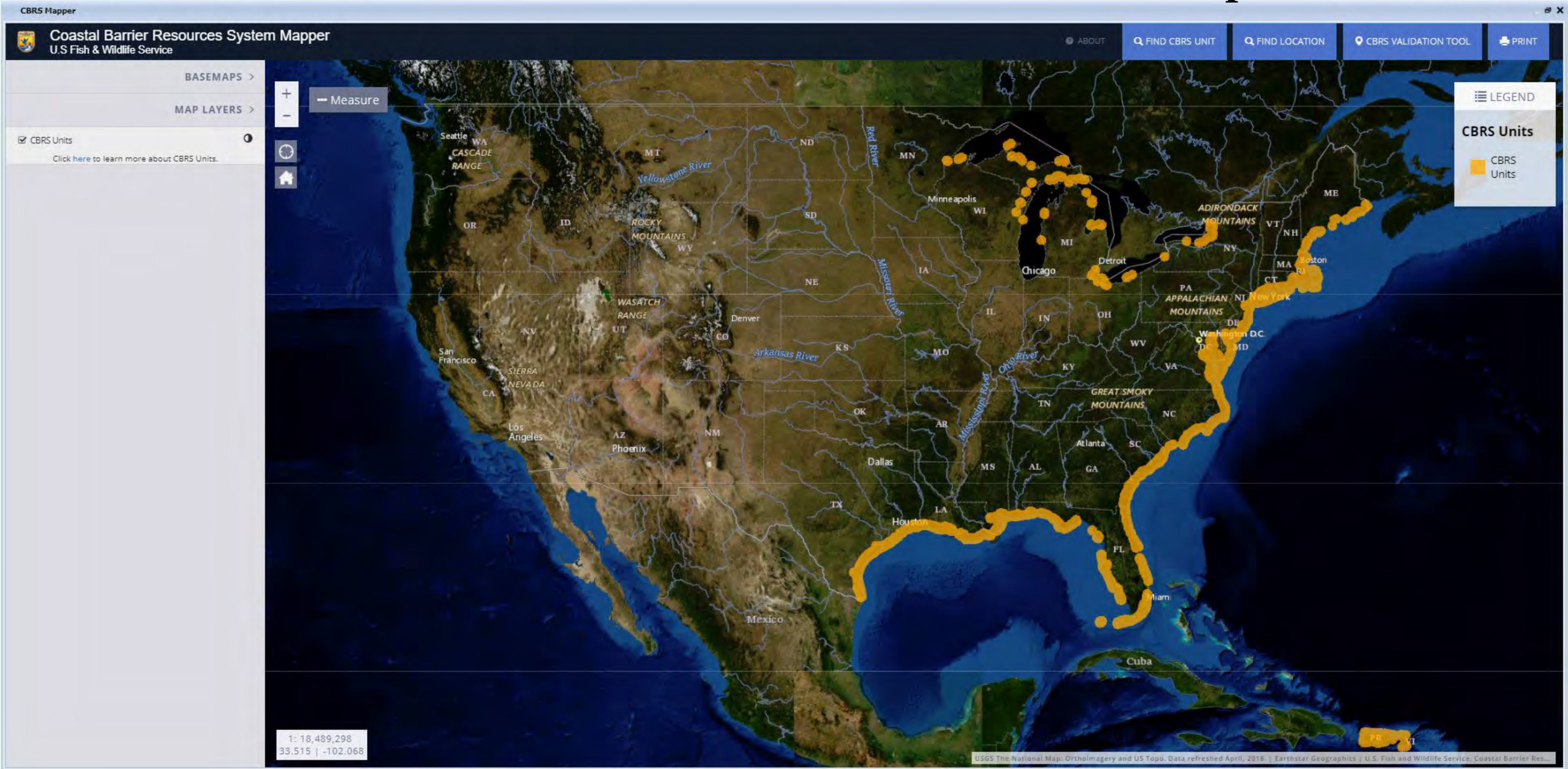


Exhibit 2 - Coastal Barrier Resources Map



The flood map for the selected area is number **06053C0217G**, effective on **04/02/2009** ?

Exhibit 3 - FEMA Floodplain Map

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM ?

- Revisions (0)
- Amendments (12)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.

[Go To NFHL Viewer »](#)



PIN	Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Selected FloodMap Boundary	With BFE or Depth	Regulatory Floodway Zone AE, AO, AH, VE, AR	Future Conditions 1% Annual Chance Flood Hazard Zone X	Coastal Transect Base Flood Elevation Line (BFE)	Limit of Study	Coastal Transect Baseline
	Digital Data Available	Area with Reduced Flood Risk due to Levee. See Notes. Zone X		Area with Flood Risk due to Levee Zone D	Profile Baseline	Hydrographic Feature	GENERAL STRUCTURES
	No Digital Data Available				Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall	
	Unmapped						
OTHER AREAS	Area of Minimal Flood Hazard Zone X						
	Effective LOMRs						
	Area of Undetermined Flood Hazard Zone D						
	Otherwise Protected Area						
	Coastal Barrier Resource System Area						

Exhibit 4 - North Central Coast Air Basin Attainment Status - Federal Standards

North Central Coast Air Basin Attainment Status		
Pollutant	Averaging Time	Federal Standards
Ozone (O ₃)	1 Hour	No Federal Standard
	8 Hour	Attainment
Respirable Particulate Matter (PM ₁₀)	Annual Arithmetic Mean	No Federal Standard
	24 Hour	Unclassified ⁽¹⁾
Fine Particulate Matter (PM _{2.5})	Annual Arithmetic Mean	Attainment
	24 Hour	
Carbon Monoxide (CO)	8 Hour	Unclassified/Attainment
	1 Hour	
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	Attainment
	1 Hour	No Federal Standard
Lead	Calendar Quarter	Attainment
	30 Day Average	No Federal Standard
	Rolling 3-Month Average	Attainment
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	Attainment
	24 Hour	Attainment
	1 Hour	No Federal Standard
Sulfates	24 Hour	No Federal Standard
Hydrogen Sulfide	1 Hour	No Federal Standard
Visibility Reducing Particulates	8 Hour (10:00 a.m. to 6:00 p.m., PST)	No Federal Standard

⁽¹⁾ Unclassified; indicates data are not sufficient for determining attainment or nonattainment.
Source: CARB 2017, EPA 2017a

Exhibit 5 - Monterey County Coastal Zone Boundary Map



The City of Salinas is out of the Coastal Zone Boundary.

Exhibit 6a - Location of Local Solid Waste Landfill Facilities

Salinas Valley Solid Waste Authority Location

The screenshot shows a Google Maps interface with search results for landfills. The search term is "landfills". The results list three locations:

- Johnson Canyon Sanitary Landfill**
4.8 ★★★★★ (12)
Garbage dump - 31400 Johnson Canyon Rd
Open until 4:00 PM
Website Directions
- Household Hazardous Waste**
5.0 ★★★★★ (4)
Garbage dump - 139 Sun St
Open until 5:00 PM
Website Directions
Their website mentions landfill
- John's SepticWaste**
Garbage dump - 1128 Madison Ln
Showing results 1 - 20

A "Measure distance" popup is visible on the map, showing a total distance of 3,823.66 ft (1.17 km) between two points. The map shows the Salinas area with various streets and landmarks like Hartnell College and Sun Street Transfer Station. A satellite view inset is also present.

Exhibit 6b - GeoTracker and EnviroStor Database Results Date Researched: August 5, 2020

SITES FOUND IN SEARCH RADIUS 4 SITES LISTED

SITE NAME	GLOBAL ID	STATUS	ADDRESS	CITY
333 N MAIN ST, SALINAS, 93906	T0605300140	COMPLETED - CASE CLOSED	333 MAIN ST N	SALINAS
NORTH MAIN EXXON	T0605300029	COMPLETED - CASE CLOSED	225 MAIN ST N	SALINAS
OTHMAN'S AUTO SALES	60001541	NO ACTION REQUIRED	330 NORTH MAIN STREET	SALINAS
SHELL SERVICE STATION	T0605327136	COMPLETED - CASE CLOSED	417 MAIN ST. N.	SALINAS

ENVIROSTOR

SITES FOUND IN SEARCH RADIUS 1 SITES LISTED

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
OTHMAN'S AUTO SALES	NO ACTION REQUIRED	EVALUATION	330 NORTH MAIN STREET	SALINAS

**Exhibit 6b - GeoTracker and EnviroStor
Database Results Date Researched:
01/13/2020**

GEOTRACKER

235 martella

235 Martella St, Salinas, CA 93901, USA

LIMIT TO SITES WITHIN FEET OF THIS LOCATION

[REMOVE SEARCH RADIUS](#)

SITES FOUND IN SEARCH RADIUS 4 SITES LISTED

SITE NAME	GLOBAL ID	STATUS	ADDRESS	CITY
<input checked="" type="checkbox"/> 333 N MAIN ST, SALINAS, 93908	T0605300140	COMPLETED - CASE CLOSED	333 MAIN ST N	SALINAS
<input checked="" type="checkbox"/> NORTH MAIN EXXON	T0605300029	COMPLETED - CASE CLOSED	225 MAIN ST N	SALINAS
<input checked="" type="checkbox"/> OTHMAN'S AUTO SALES	60001541	NO ACTION REQUIRED	330 NORTH MAIN STREET	SALINAS
<input checked="" type="checkbox"/> SHELL SERVICE STATION	T0605327136	COMPLETED - CASE CLOSED	417 MAIN ST N	SALINAS

ENVIROSTOR

235 martella

235 Martella St, Salinas, CA 93901, USA

LIMIT TO SITES WITHIN FEET OF THIS LOCATION

[REMOVE SEARCH RADIUS](#)

SITES FOUND IN SEARCH RADIUS 1 SITES LISTED

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<input checked="" type="checkbox"/> OTHMAN'S AUTO SALES	NO ACTION REQUIRED	EVALUATION	330 NORTH MAIN STREET	SALINAS

Exhibit 7 - IPac Database Results and Analysis

USFWS IPaC Results for
235 Martella Street, Salinas CA

Scientific Name	Common Name	Status (Fed/State/Other)	Habitat	Potential to Occur in the Project Area
Animals				
<i>Ambystoma californiense</i>	California tiger salamander	T/T/WL	Cismontane woodland, meadow and seep, riparian woodland, valley and foothill grassland, vernal pool, and wetland. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	No habitat is present in or near the project site. The Reclamation Ditch (channelized portions of Alisal Creek) is located within 1,000 feet of the project site, but CNDDDB reports that CTS are likely extirpated from the urbanized Salinas area.
<i>Gymnogyps californianus</i>	California condor	E/E/S	Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	No habitat is present in or near the project site; it does not fall within and is not near CDFW's predicted range for condors, nor is it near critical habitat for this species. Populations of condors are known from Big Sur and Pinnacles National Monument.
<i>Vireo bellii pusillus</i>	least Bell's vireo	E/E/-	Riparian forest, riparian scrub, and riparian woodland. Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 feet. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No habitat is present in or near the project site. The Reclamation Ditch (channelized portions of Alisal Creek) is located within 1,000 feet of the project site, but CNDDDB reports that CTS are likely extirpated from the urbanized Salinas area.
<i>Empidonax traillii eximius</i>	southwestern willow flycatcher	E/E/-	Riparian woodland. Occur in areas with willows or other shrubs near standing or running water.	No habitat is present in or near the project site. The Reclamation Ditch (channelized portions of Alisal Creek) is located within 1,000 feet of the project site, but CNDDDB reports that CTS are likely extirpated from the urbanized Salinas area.
<i>Rana draytonii</i>	California red-legged frog	T/-/SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No habitat is present in or near the project site. The Reclamation Ditch (channelized portions of Alisal Creek) is located within 1,000 feet of the project site, but CNDDDB reports that CTS are likely extirpated from the urbanized Salinas area.
<i>Ambystoma macrodactylum croceum</i>	Santa Cruz long-toed salamander	E/E/FP	Freshwater marsh, marsh and swamp, and wetland.	No habitat is present in or near the project site. SCLTS is known to occur in northern Monterey County in a few marshes; these sites are more than 10 miles from the project site.
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	T/-/-	Valley and foothill grassland, vernal pool, and wetland. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No habitat is present in or near the project site.
Plants				
<i>Arenaria paludicola</i>	marsh sandwort	E/E/-	Freshwater marsh, marsh and swamp, and wetlands. Growing up through dense mats of Typha, Juncus, Scirpus, etc. in freshwater marsh. Sandy soil. 3-170 meters.	No habitat is present in or near the project site.
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	T/-/1B.2	Coastal dunes, chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Sandy soils in coastal dunes or more inland within chaparral or other habitats. 3-270 m.	No habitat is present in or near the project site.
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	Monterey gilia	E/T/1B.2	Coastal dunes, coastal scrub, chaparral (maritime), cismontane woodland. Sandy openings in bare, wind-sheltered areas. Often near dune summit or in the hind dunes; two records from Pleistocene inland dunes. 5-245 m.	No habitat is present in or near the project site.
<i>Lasthenia conjugens</i>	Contra Costa goldfields	E/-/1B.1	Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodland. Vernal pools, swales, low depressions, in open grassy areas. 1-450 m.	No habitat is present in or near the project site.
<i>Piperia yadonii</i>	Yadon's rein orchid	E/-/1B.1	Closed-cone coniferous forest, chaparral, coastal bluff scrub. On sandstone and sandy soil, but poorly drained and often dry. 10-505 m.	No habitat is present in or near the project site.
Abbreviation Key				
E: Endangered				
T: Threatened				
WL: Watch List				
S: USFS or BLM Sensitive Species				
SSC: CDFW Species of Special Concern				
1B.1: Plants rare, threatened, or endangered in California and elsewhere; Seriously threatened in California				
1B.2: Plants rare, threatened, or endangered in California and elsewhere; Moderately threatened in California				

Exhibit 8a - Salinas Zoning Map

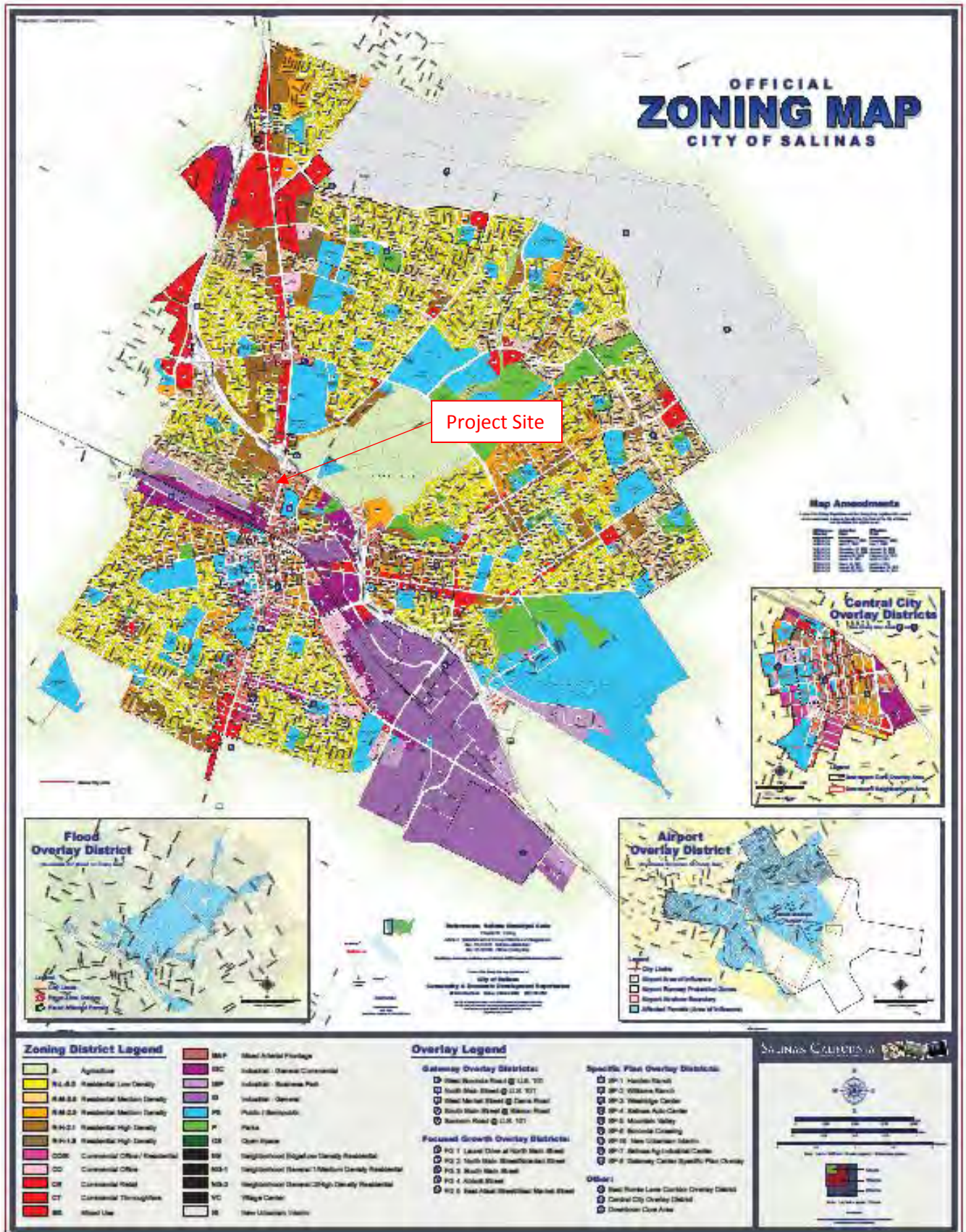
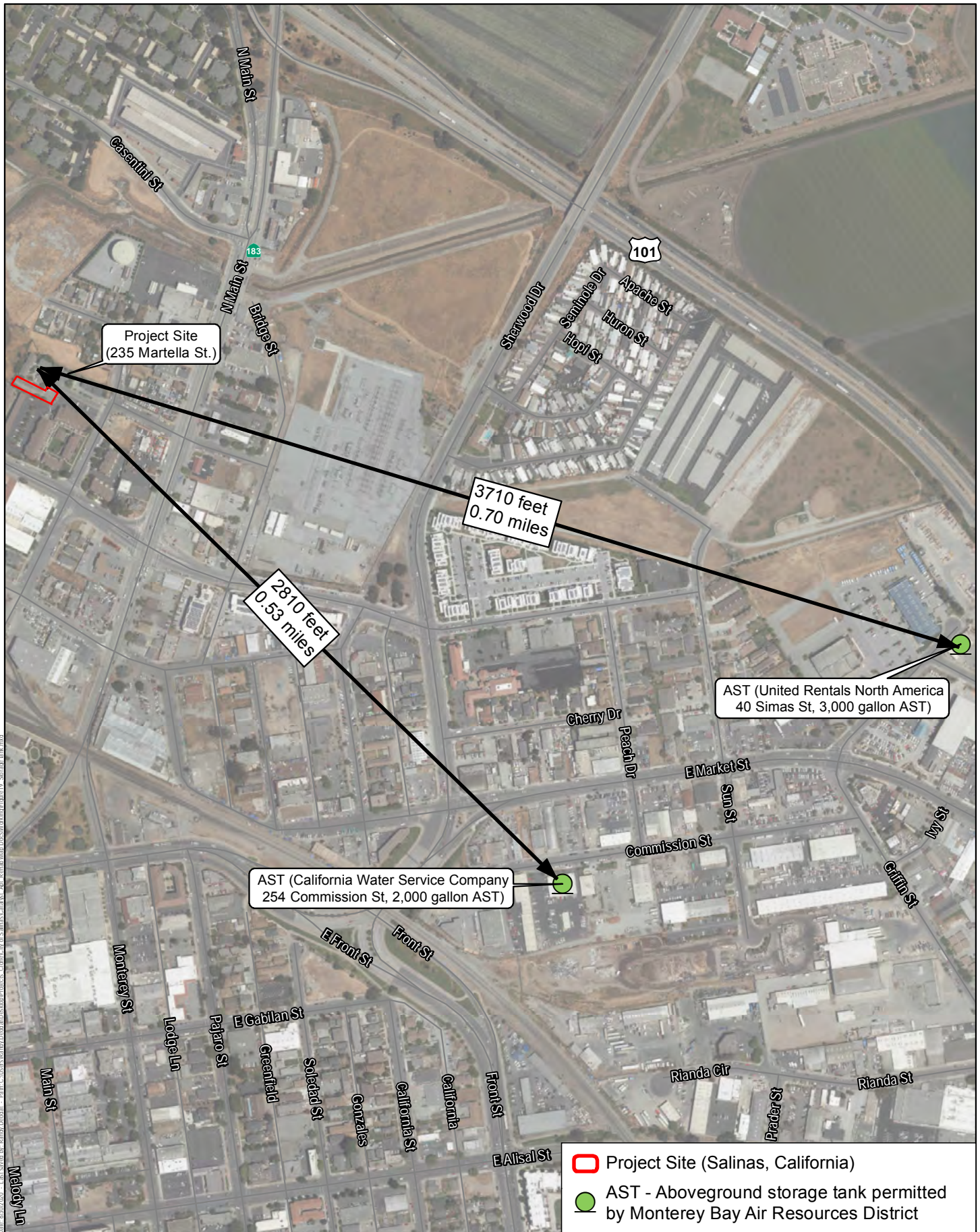


Exhibit 8b - Aboveground Storage Tank Location Map and Research



Source: Digital Globe Imagery 2018.

Aboveground Storage Tank: California Water Service Company, 254 Commission Street, Salinas, 2,000 gallon AST

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [ASD Calculator](#)

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="2000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="275.44"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="369.16"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="69.27"/>
ASD for Thermal Radiation for People (ASDPNP)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNP)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

Aboveground Storage Tank: United Rentals North America, 40 Simas Street, Salinas, 3,000 gallon AST

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [ASD Calculator](#)

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="3000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="275.44"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="369.16"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="69.27"/>
ASD for Thermal Radiation for People (ASDPNP)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNP)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

Luis Ochoa

From: Kate Giberson <Kate.Giberson@weareharris.com>
Sent: Saturday, June 27, 2020 11:15 AM
To: Cindy Searson
Cc: Luis Ochoa
Subject: RE: FW: PPR for PTO Aboveground Storage Tanks within 1 mile of Catalyst Apt Rehab Project (235 Martella Street, Salinas), PR#75

Cindy

Thank you very much for the quick response! I'll reach out to you if we have any questions.

Kate

Kate Giberson
Director, Environmental Planning & Compliance



450 Lincoln Avenue, Suite 103
Salinas, CA 93901
p: 831.419.6800
www.WeAreHarris.com

From: Cindy Searson <CSearson@mbard.org>
Sent: Friday, June 26, 2020 10:02 AM
To: Kate Giberson <Kate.Giberson@weareharris.com>
Cc: luis.ochoa@ci.salinas.ca.us
Subject: [External]FW: PPR for PTO Aboveground Storage Tanks within 1 mile of Catalyst Apt Rehab Project (235 Martella Street, Salinas), PR#75

I am in receipt of your request for information indicated above. The Monterey Bay Air Resources District (MNARD) has identified two records responsive to your request. MBARD does not permit all aboveground tanks greater than 100 gallons containing explosive or hazardous materials. We are providing records for the types of aboveground tanks within the jurisdiction of our agency to permit.

Permit Number	Permit Status	Company	Permit Type	Permit Subtype	A
15451	ACTIVE PTO	CALIFORNIA WATER SERVICE COMPANY	GASOLINE DISPENSING FACILITY	ABOVEGROUND	254 CO S
15484	ACTIVE PTO	UNITED RENTALS NORTH AMERICA	GASOLINE DISPENSING FACILITY	ABOVEGROUND	40 S

Should you need anything further, please feel free to contact me.

Regards,

Cynthia Searson, Engineering and Compliance Specialist



24580 Silver Cloud Court
Monterey, CA 93940
Office: 831-647-9411; Direct: 831-718-8033
www.mbard.org

From: Kate Giberson [<mailto:Kate.Giberson@weareharris.com>]
Sent: Thursday, June 25, 2020 11:45 AM
To: Cindy Searson <CSearson@mbard.org>
Cc: Luis Ochoa <luis.ochoa@ci.salinas.ca.us>
Subject: PPR for PTO Aboveground Storage Tanks within 1 mile of Catalyst Apt Rehab Project (235 Martella Street, Salinas)

Hi, Cynthia

I'm working with Luis Ochoa, City of Salinas, on a federally funded apartment rehabilitation project.

Please see the attached public records request (PPR) for sources with a permit to operate (PTO) aboveground storage tanks with above 100-gallon capacity of explosive and flammable hazards, located within one (1) mile of the Catalyst Apartments, 235 Martella Street, Salinas.

The information is needed for the City to complete the required environmental documentation in compliance with the National Environmental Policy Act (NEPA).

Thank you very much, and please let me know if you have any questions.
Kate

Kate Giberson
Director, Environmental Planning & Compliance

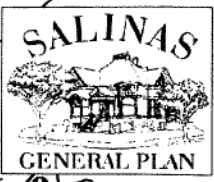
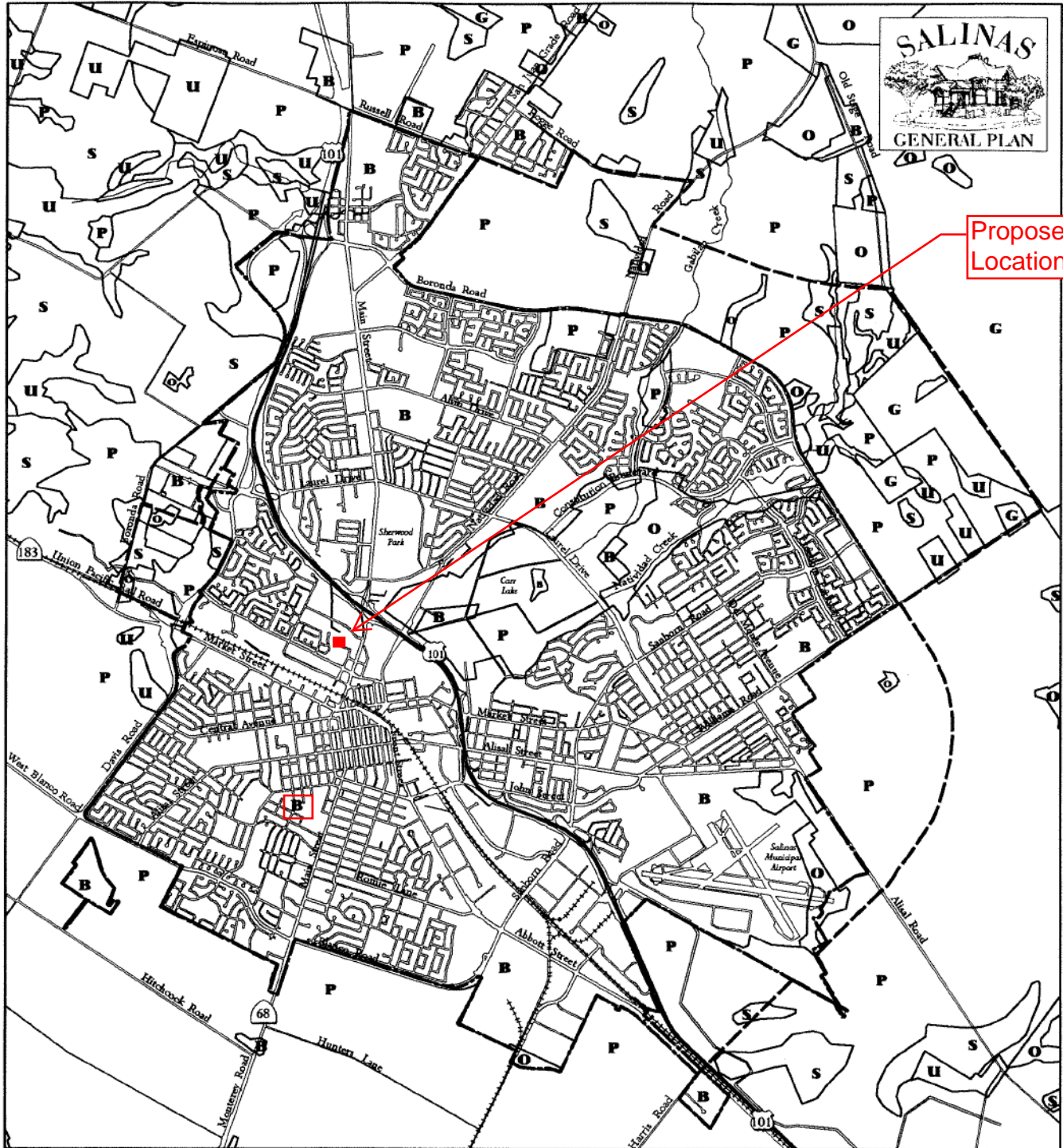


450 Lincoln Avenue, Suite 103
Salinas, CA 93901
p: 831.419.6800
www.WeAreHarris.com



Luis Ochoa, Community Development Analyst
Community Development Department
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
luis.ochoa@ci.salinas.ca.us | (P) 831-758-7338 | (F) 831-775-4258

Exhibit 9 - Important Farmlands Map



Proposed Project Location

Sources: California Department of Conservation, Division of Land Resource Protection; 2000

- - - - - City Boundary
 - - - - - Future Growth Area

Farmland Designations

P Prime Farmland
S Farmland of Statewide Importance
U Unique Farmland

G Grazing Land
B Urban and Built-Up Land
O Other Land

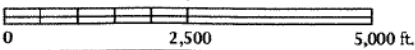


Figure COS-1
Important Farmlands

Exhibit 10a - Area of Potential Effect Map



Date: 2/12/2020 - 1:15:58 PM - Path: C:\Users\Bandy\Desktop\Projects - Client\City of Salinas\City\Aerial - Renewal Map Docs\Regional of Project\SI\Map\Figure2 - ProjectSite.mxd

Source: Digital Globe Imagery 2018.

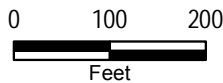


Exhibit 10b - California Historical Resources Information System Report

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA HUMBOLDT SAN FRANCISCO
COLUSA LAKE SAN MATEO
CONTRA COSTA MARIN SANTA CLATA
DEL NORTE MENDOCINO SANTA CRUZ
MONTEREY SOLANO
NAPA SONOMA
SAN BENITO YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input type="text" value="Luis Ochoa"/>	Date:	<input type="text" value="3/16/2020"/>
Signature:	<input type="text"/>		
Affiliation:	<input type="text" value="MNT-Salinas Community Development Department"/>		
Address:	<input type="text"/>	City/State/ZIP:	<input type="text"/>
Billing Address (if different from above):	<input type="text"/>		
Special Billing Information	<input type="text"/>		
Telephone:	<input type="text" value="(831) 758-7338"/>	Email:	<input type="text" value="luis.ochoa@ci.salinas.ca.us"/>
Purpose of Access:	<input type="text" value="Project Planning"/>		
Reference (project name or number, title of study, and street address if applicable):	<input type="text" value="235 Martella St, Salinas APN 003-151-043, Salinas Catalyst Apartments"/>		
County:	<input type="text" value="MNT"/>	USGS 7.5' Quad:	<input type="text" value="Salinas"/>

Sonoma State University Customer ID:	<input type="text" value="1000566"/>
Sonoma State University Invoice No.:	<input type="text"/>
Total Cost:	<input type="text" value="225"/>

****This is not an invoice. Sonoma State University will send separate Invoice****

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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March 16, 2020

NWIC File No.: 19-1573

Luis Ochoa, Community Development Analyst
City of Salinas, Community Development Department
65 W. Alisa I Street, 2nd Floor
Salinas, CA 93901

Re: Record search results for the proposed City of Salinas Catalyst Apartments
Rehabilitation Project, Monterey County

Dear Luis Ochoa:

Per your request received by our office on 9 March 2020, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Monterey County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the City of Salinas Catalyst Apartments Rehabilitation Project area was used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been one archaeological study that covers approximately 100% of the City of Salinas Catalyst Apartments Rehabilitation Project area: S-10634 (Breschini 1988). This proposed project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), 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, lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Mutsun language, part of the Costanoan language family (Kroeber 1925: 465, Levy 1978: 485). There are no Native American resources in or adjacent to the proposed City of Salinas Catalyst Apartments Rehabilitation project area referenced

in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Monterey County have been found near the banks and mid-slope terraces above seasonal and perennial waterways, in the interface between the foothills and low-lying terrain, and near associated marshes and wetlands. The proposed project area is on a bank or bluff, adjacent to what is now Alisal Slough and within the vicinity of what were large wetlands. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed City of Salinas Catalyst Apartments Rehabilitation project area.

Review of historical literature and maps gave no indication of historic-period activity within the proposed project area. With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed City of Salinas Catalyst Apartments Rehabilitation project area.

RECOMMENDATIONS:

1) While there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, the proposed project description only details very minimal ground disturbance as part of this project. Moreover, the past survey (Breschini 1988), although over 30 years old, failed to identify any archaeological material prior to the construction of the current buildings on site. Therefore, further study is not recommended at this time. Should the depth and extent of disturbance for this project change, we recommend further review for the possibility of identifying Native American archaeological resources.

2) No built environment resources were located in either the proposed project area or its APE that are included in the OHP BERD. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources.** Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

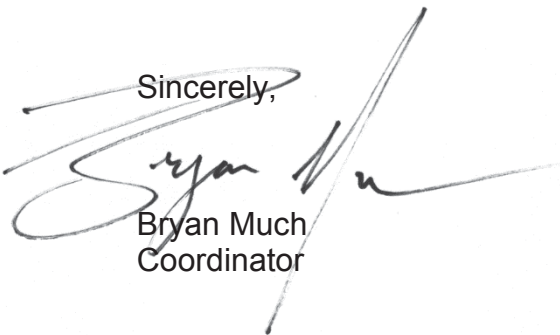
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much". The signature is stylized with a large initial "B" and a long horizontal stroke extending to the right.

Bryan Much
Coordinator

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, California Archaeological Inventory, the following literature was reviewed:

Abrahamson, Eric

1989 *Historic Monterey, California's Forgotten First Capital*. Sequoia Communications, Santa Barbara, CA.

Barrows, Henry D., and Luther A. Ingersoll

2005 *Memorial and Biographical History of the Coast Counties of Central California*. Three Rocks Research, Santa Cruz, CA (Digital Reproduction of The Lewis Publishing Company, Chicago, IL: 1893.)

Gary S. Breschini (Archaeological Consulting)

1988 *Preliminary Cultural Resources Reconnaissance of a Parcel at West Menke and Martella Streets, Salinas, Monterey County, California*.
NWIC Report S-010634

Breschini, Gary S., Trudy Haversat, and Mona Gudgel

2000 *10,000 Years on the Salina Plain, An Illustrated History of Salinas City, California*. Heritage Media Corp., Carlsbad, CA.

Clark, Donald Thomas

1991 *Monterey County Place Names: A Geographical Dictionary*. Kestrel Press, Carmel Valley, CA.

Fickewirth, Alvin A.

1992 *California Railroads*. Golden West Books, San Marino, CA.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Hamman, Rick

1980 *California Central Coast Railways*. Pruett Publishing Company, Boulder, CO.

Hart, James D.

1987 *A Companion to California*. University of California Press, Berkeley and Los Angeles.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Hope, Andrew

2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.

- Howard, Donald M., Esq.
1979 *Prehistoric Sites Handbook: Monterey & San Luis Obispo Counties*. Angel Press, Monterey, CA.
- Kroeber, A.L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)
- Levy, Richard
1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Lydon, Sandy
1985 *Chinese Gold: The Chinese in the Monterey Bay Region*. Capitola Book Company, Capitola, CA.
- Monterey County Historical Society, Inc.
n.d. List of Surveyed Sites for Salinas Historic Survey. Monterey County Historical Society, Inc., Salinas, CA.
- Myers, William A. (editor)
1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.
- Roberts, George, and Jan Roberts
1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.
- Ryan, Nicki
1981 Historic Resources in Monterey County.
- State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.
- State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.
- State of California Office of Historic Preservation **
2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019). State of California Office of Historic Preservation, Sacramento.
- Williams, James C.
1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, NY.)

Works Progress Administration

1989 *The WPA Guide to the Monterey Peninsula*. Reprint by the University of Arizona Press, Tucson, AZ. (Originally published in 1941 as *Monterey Peninsula*.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Exhibit 10c - State Office of Historic Preservation Built Environment Resources Directory

Primary Number	OTIS ID	Property Number	Name	Aliases and Alias Types	St Number	St Name	City	County	Zip	Evaluation Info	Parcel Num	Ownership	Construction Year	Export Date
27-002585	570024	128303			280	ABBOTT RD	SALINAS	MONTEREY	93901	7R, 09/27/2000, 3902-0012-0000	177-132-003	P	1890	3/3/2020
	553862	144369	BLDG A, OFFICE BLDG	VACUUM COOLING COMPANY, COOL PACIFIC^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0029-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1954	3/3/2020
	553863	144370	BLDG B, LETTUCE PROCESS & VAC COOLING PLANT	VAC COOLING COMP^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0030-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1952	3/3/2020
	553864	144371	BLDG C, OFFICE	VACUUM COOLING PLANT, COOL PACIFIC^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0031-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1952	3/3/2020
	553865	144372	BLDG D, SHED	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0032-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553866	144373	BLDG E, RESTROOM	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0033-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553867	144374	BLDG F, VACUUM COOLING PLANT		740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0034-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553868	144376	BLDG G, POLE SHED	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0035-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553869	144377	BLDG H, COOL STORAGE	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0036-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1953	3/3/2020
	553870	144378	BLDG J, MOBILE HOME SHIPPING OFFICE	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0037-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553871	144379	BLDG K	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0038-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1954	3/3/2020
	553873	144381	BLDG L, MOBILE HOME OFFICE	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0040-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553874	144382	BLDG M, POLE SHED	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0041-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553875	144384	BLDG N, METAL SHED	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0042-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553876	144386	BLDG O, BATTERY CHARGING ROOM	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0043-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553877	144387	BLDG P, SMALL BLDG	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0044-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020

	553878	144388	BLDG Q, COOLING UNIT	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0045-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553879	144389	BLDG R, WATER TOWER	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0046-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553880	144390	BLDG S, METAL SHED	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0047-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553881	144391	BLDG T, HYDROCOOLER	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0048-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P		3/3/2020
	553882	144392	BLDG U, METAL BLDG	VACUUM COOLING COMPANY^Other Name	740	AIRPORT BLVD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0049-0000 6Y, 10/07/2003, FHWA030618A	003-591-003	P	1953	3/3/2020
	664085				315	Alameda Ave	Salinas	Monterey	93901	6Y, 02/24/2016, HUD_2016_0119_001				3/3/2020
	679891				523	Archer St	Salinas	Monterey	93901	6Y, 08/29/2012, HUD120823A			1927	3/3/2020
	687755				220	Bridge St	Salinas	Monterey	93901	6Y, 09/20/2019, FCC_2019_0916_001	003-211-14-0000		1964	3/3/2020
	573612	123540	STEINBECK, JOHN, HOUSE		132	CENTRAL AVE	SALINAS	Monterey	93901	1S, 02/08/2000, NPS-00000856-0000 1S, 08/08/2000, NPS-00000856-0000 3S, 02/08/2000, 27-0027			1897	3/3/2020
	545062	153145			344	CENTRAL AVE	SALINAS	MONTEREY	93901	6Y, 04/07/2005, HUD050314R		P	1875	3/3/2020
	520446	177652			28	CHESTNUT ST	SALINAS	MONTEREY	93901	6Y, 12/16/2009, HUD091210D		P	1921	3/3/2020
	529996	167924	MONTEREY COUNTY COURTHOUSE		240	CHURCH ST	SALINAS	Monterey	93901	1S, 01/05/2009, NPS-08000878-0000 3S, 07/25/2008, 27-0047	002-253-27		1937	3/3/2020
27-002584	570025	128304			296	EL CAMINO REAL S	SALINAS	MONTEREY	93901	7R, 09/27/2000, 3902-0013-0000	177-132-006	P	1930	3/3/2020
	524141	174169			414	FRONT ST	SALINAS	MONTEREY	93901	6Y, 12/09/2008, HUD081205D		P	1946	3/3/2020
	521888	175887			247	HARVEST ST	SALINAS	MONTEREY	93901	6Y, 05/27/2009, HUD090501B		P	1946	3/3/2020
	528057	170089			142	LA MESA DR	SALINAS	MONTEREY	93901	6Y, 03/06/2008, HUD080305B		P	1956	3/3/2020
	536710	161596			170	LORIMER ST	SALINAS	MONTEREY	93901	6Y, 04/11/2006, HUD051222B		P	1929	3/3/2020
	684107		241 Main Street	Fox California Theater^Other Name T & D Theatre^Official Historic Name	241	Main St	Salinas	Monterey	93901	2S2, 12/13/2018, FCC_2018_1113_008			1921	3/3/2020
	566432	132127	MONTEREY SAVINGS	TOWER ADDITION OF JEFFREY HOTEL^Other Name	295	MAIN ST	SALINAS	Monterey	93901	6Y, 03/28/2002, DOE-27-01-0003-0000 6Y, 03/28/2002, FCC020328B	002-234-28		1928	3/3/2020
	567321	130720	COMMUNITY BANK OF SALINAS	SALINAS NATIONAL BANK^Other Name	301	MAIN ST	SALINAS	MONTEREY	93901	2S2, 12/31/2001, DOE-27-01-0009-0000 2S2, 12/31/2001, FCC011210F	002-233-019	P	1929	3/3/2020
	509144	189218			510	PARK ST	SALINAS	MONTEREY	93901	6Y, 06/22/2012, HUD120601C		P	1931	3/3/2020
	558793	139233			296	S EL CAMINO REAL	SALINAS	MONTEREY	93901	7R, 09/27/2000, 3902-0037-0000	177-132-006	P	1920	3/3/2020
	545060	153143			52	SAN CLEMENTE AVE	SALINAS	MONTEREY	93901	6Y, 04/07/2005, HUD050314R		P	1953	3/3/2020
	553891	144402	BLDG A, OFFICE	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0054-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553892	144403	BLDG B, CONVENIENCE STORE	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0055-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P	1953	3/3/2020
	553893	144404	BLDG C, MODULAR BLDG	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0056-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553894	144405	BLDG D, MODULAR BLDG	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0057-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020

	553895	144406	BLDG E, WAREHOUSE	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0062-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553896	144407	BLDG F, OFFICE BLDG	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0063-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553897	144409	BLDG G, MODULAR BLDG	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0057-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553898	144410	BLDG H, MODULAR UNIT	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0058-0000 6Y, 10/07/2003, FHWA030618A	003-471-07	P		3/3/2020
	553899	144411	BLDG I, MODULAR UNIT	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0059-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553900	144412	BLDG J, TRAILER	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0064-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553901	144413	BLDG K, MODULAR UNIT	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0060-0000 6Y, 10/07/2003, FHWA030618A	003-471-07	P		3/3/2020
	553902	144414	BLDG L, MODULAR UNIT	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0061-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553705	144415	BLDG M, STORAGE SHED	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0065-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553706	144416	BLDG N, STORAGE SHED	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0066-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P	1951	3/3/2020
	553707	144418	BLDG O, SHED	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0067-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553708	144419	BLDG P, SMALL SHED	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0068-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P		3/3/2020
	553709	144420	BLDG Q, STORAGE SHED	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0069-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P	1968	3/3/2020
	553710	144421	BLDG R, WAREHOUSE	MOORE LUMBER COMPANY^Other Name	639	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0070-0000 6Y, 10/07/2003, FHWA030618A	003-471-007	P	1966	3/3/2020
	553609	144513	TOMBLESON INCORPORATED OFFICE		651	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0086-0000 6Y, 10/07/2003, FHWA030618A	003-471-016	P	1952	3/3/2020
	553607	144511	PORRAS RESTAURANT		655	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0084-0000 6Y, 10/07/2003, FHWA030618A	003-471-017	P	1952	3/3/2020
	553608	144512	OFFICE		655	SANBORN RD	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0085-0000 6Y, 10/07/2003, FHWA030618A	003-471-017	P	1925	3/3/2020
	520864	176994			30	SANTA BARBARA AVE	SALINAS	MONTEREY	93901	6Y, 10/12/2009, HUD090928K		P	1947	3/3/2020
	518620	179692	REPUBLIC CAFE		37	SOLEDAD ST	SALINAS	Monterey	93901	1S, 07/14/2011, NPS-11000430-0000 3S, 08/03/2010, 27-0050			1942	3/3/2020
	545370	152577	HARVEY HOUSE	FIRST MAYOR'S HOUSE^Other Name HARVEY-BAKER HOUSE^Other Name	20	STATION PL	SALINAS	MONTEREY	93901	1CS, 03/08/2005, 27-0040 1CS, 05/05/2006, CR	217135	P	1868	3/3/2020
	510364	187923	SALINAS SOUTHERN PACIFIC RAILROAD HISTORIC DISTRICT	SALINAS SOUTHERN PACIFIC RAILROAD HISTORIC DISTRICT^Other Name	40	STATION PL	SALINAS	Monterey	93901	2D2, 03/30/2012, FTA120110A 2S2, 04/12/2011, FHWA110311A			1942	3/3/2020
	510366	187925	SOUTHERN PACIFIC FREIGHT DEPOT		40	STATION PL	SALINAS	Monterey	93901	2D2, 03/30/2012, FTA120110A 2D2, 04/12/2011, FHWA110311A			1875	3/3/2020
	510367	187926	RAILWAY EXPRESS BUILDING		40	STATION PL	SALINAS	MONTEREY	93901	2D2, 03/30/2012, FTA120110A 2D2, 04/12/2011, FHWA110311A		M	1919	3/3/2020

27-002923	510365	187924	SOUTHERN PACIFIC PASSENGER STATION	Salinas Southern Pacific Railroad Hist Dist^Other Name	40	STATION PL	SALINAS	Monterey	93901	2D2, 04/12/2011, FHWA110311A 2S2, 03/30/2012, FTA120110A	002-171-033 021-171-035	1942	3/3/2020	
	553791	144505	FLYING J ASSOCIATES TRUCK STOP		1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0078-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P	1959	3/3/2020
	553792	144506	FUELING STATION, FLYING J ASSOCIATION TRUCK STOP		1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0079-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P	1998	3/3/2020
	553793	144507	FUELING STATION 2, FLYING J ASSOCIATION TRUCK STOP		1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0080-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P	1998	3/3/2020
	553604	144508	FENCE, FLYING J TRUCK STOP		1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0081-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P		3/3/2020
	553605	144509	GOLDEN GATE PETROLEUM WAREHOUSE, FLYING J TRUCK ST	GOLDEN GATE PETROLEUM WAREHOUSE, FLYING J TRUCK STOP^Other Name	1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0082-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P	1947	3/3/2020
	553606	144510	OFFICE BLDG, FLYING J TRUCK STOP		1020	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0083-0000 6Y, 10/07/2003, FHWA030618A	003-561-032	P		3/3/2020
	553790	144504	PACIFIC GAS & ELECTRIC CO. INDUSTRIAL ACRES SUBSTA	PACIFIC GAS & ELECTRIC CO. INDUSTRIAL ACRES SUBSTATION^Other Name	1021	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0077-0000 6Y, 10/07/2003, FHWA030618A	003-471-019	P	1949	3/3/2020
	553789	144503	EKELIN AND SMALL GENERAL CONTRACTORS		1051	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0076-0000 6Y, 10/07/2003, FHWA030618A	003-471-020	P	1956	3/3/2020
	553887	144398			1077	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0050-0000 6Y, 10/07/2003, FHWA030618A	003-471-022	P	1947	3/3/2020
	553885	144396			1084	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0073-0000 6Y, 10/07/2003, FHWA030618A	003-561-030	P	1948	3/3/2020
	553884	144394			1156	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0072-0000 6Y, 10/07/2003, FHWA030618A	003-591-002	P	1952	3/3/2020
	553883	144393			1164	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0071-0000 6Y, 10/07/2003, FHWA030618A	003-591-015	P	1955	3/3/2020
	553788	144502	CENTRAL WELDERS SUPPLY, INCORPORATED		1957	TERVEN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0075-0000 6Y, 10/07/2003, FHWA030618A	003-471-021	P	1947	3/3/2020
	553890	144401			633	VERTIN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0053-0000 6Y, 10/07/2003, FHWA030618A	003-471-026	P	1950	3/3/2020
	553889	144400			637	VERTIN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0052-0000 6Y, 10/07/2003, FHWA030618A	003-471-027	P	1948	3/3/2020
	553888	144399			641	VERTIN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0051-0000 6Y, 10/07/2003, FHWA030618A	003-471-028	P	1945	3/3/2020
	553886	144397			740	VERTIN AVE	SALINAS	MONTEREY	93901	6Y, 10/07/2003, DOE-27-03-0074-0000 6Y, 10/07/2003, FHWA030618A	003-561-031	P	1948	3/3/2020
	528267	169877			212	W ACACIA ST	SALINAS	MONTEREY	93901	6Y, 01/23/2008, HUD080122F		P	1945	3/3/2020
27-002429	562905	135506	MONTEREY COUNTY JAIL OLD MONTEREY COUNTY JAIL	MONTEREY COUNTY JAIL^Official Historic Name OLD MONTEREY COUNTY JAIL^Other Name	142	W ALISAL ST	SALINAS	Monterey	93901	1S, 01/22/2004, NPS-03000337-0000 1S, 05/13/2004, NPS-03000337-0000 1S, 09/24/2004, NPS-04001028-0000 3S, 09/03/2002, 27-0034			1931-1970	3/3/2020



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Mr. Lopez,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.
- Install new closet doors, clothes rods, and adjustable shelves in closets.

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.
- Replace Ground Fault Circuit Interrupter (GFI) receptacle.

Bathroom upgrades in all units:

- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
- Install new lavatory sinks complete with lever faucet, drain, angle stops and supply lines.
- Install new accessible height toilets, complete with angle stop and supply line.
- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
- Relocate or replace light and fan combination (with new vacancy switch and new humidistat controls) and GFI receptacle.
- Install new bathroom doors and medicine cabinet.

ADA parking upgrade on existing property:

- Two existing parking spaces will be converted to an accessible parking space with a detectable warning surface within the existing path of travel. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area, and it is the only area within the project where soil will be disturbed.

Other miscellaneous interior and exterior work may be needed if unknown conditions are discovered during the rehabilitation.

Environmental Review

Under HUD regulation 24 CFR 58.4, the City has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City is conducting a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. Accordingly, the City requested a records search of the Northwest Information Center, which provided the following results and recommendations in a letter to the City dated March 16, 2020:

- The proposed project area contains no recorded archaeological resources, based on the archaeological study that was conducted for the entire City of Salinas (Breschini 1988).
- There is low potential for unrecorded historic-period archaeological resources based on review of historical literature and maps.
- There are no Native American resources recorded in or adjacent to the proposed project area based on the ethnographic literature family (Kroeber 1925: 465, Levy 1978: 485), which found that the Native Americans that lived in the area at the time of Euroamerican contact were speakers of the Mutsun language, part of the Costanoan language.
- There is moderate potential for unrecorded Native American resources within the proposed project area because it is near the Alisal Slough, and Native American resources have been found near other waterways and wetlands in Monterey County.
- In summary, while there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, nor further study is recommended because the proposed project would only involve very minimal ground disturbance, and because the citywide survey did not identify any archaeological materials prior to the construction of the current buildings in the project area. However, the NWIC did recommend: 1) The City contact the local Native American tribes regarding traditional, cultural, and religious heritage values. 2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity until a qualified professional archaeologist evaluates the situation and provides recommendations.

As described above, the rehabilitation project is interior and exterior improvements that do not involve ground-disturbing activities, with the exception of the new curb cut ramp that is part of converting two existing parking spaces to one accessible parking space. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area within a previously disturbed location, and no previously undisturbed soil will be affected. However, the City will ensure the construction specifications for the Project include the below measure requiring that, should any unanticipated cultural discoveries occur during construction, all work will cease until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations, and until Native American tribes claiming affinity to the area are contacted.

If evidence of Native American or other cultural resources are identified during the work activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. Native American resources may include cert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

If human remains are discovered, the Monterey County coroner will be notified within 48 hours, and there will be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

The final environmental determination will be confirmed upon completion of the National Environmental Policy Act (NEPA) documentation. We would like to invite you to be a consulting party in this review to help identify

historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

The Project and Area of Potential Effect (APE) is located on 235 Martella St, Salinas, CA 93901. Enclosed along with this letter are the following three figures: Figure 1 – Regional Aerial Location Map, Figure 2 – Aerial Site Location Map, and Figure 3 – Project Site Plan, which delineates the project area and the Area of Potential Effects.

More information on the Section 106 review process is available at:
<http://www.onecpd.info/environmental-review/historic-preservation/>.

HUD's process for tribal consultation under Section 106 is described in a Notice available at:
<https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

Again, you are being consulted by the City due to the use of federal funding on the project to identify historic properties in the Project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them. If the proposed project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. Should you not be the main contact for this tribe, please include the name and contact information for the tribe's principal representative for this consultation.

Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

Response to the Section 106 Consultation by May 25, 2020 for the Catalyst Apartments Rehabilitation Project located on 235 Martella St, Salinas, CA 93901:

Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Valentin Lopez

Date

If the tribe's principal representative in this consultation is different than the name above, please include the new representative name below:

Name: _____ contact #: _____ Email: _____

Figure 1 – Regional Aerial Location Map

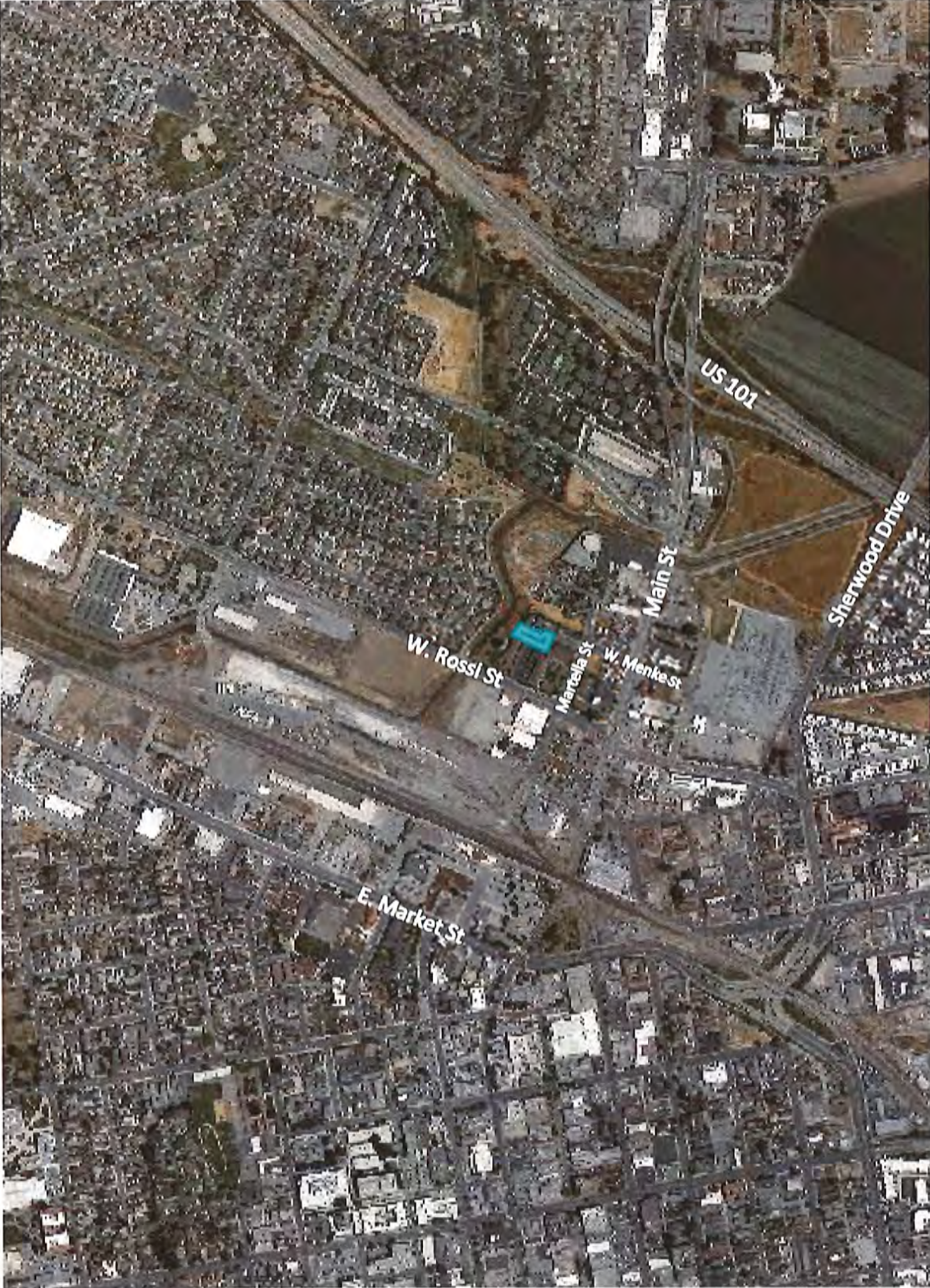
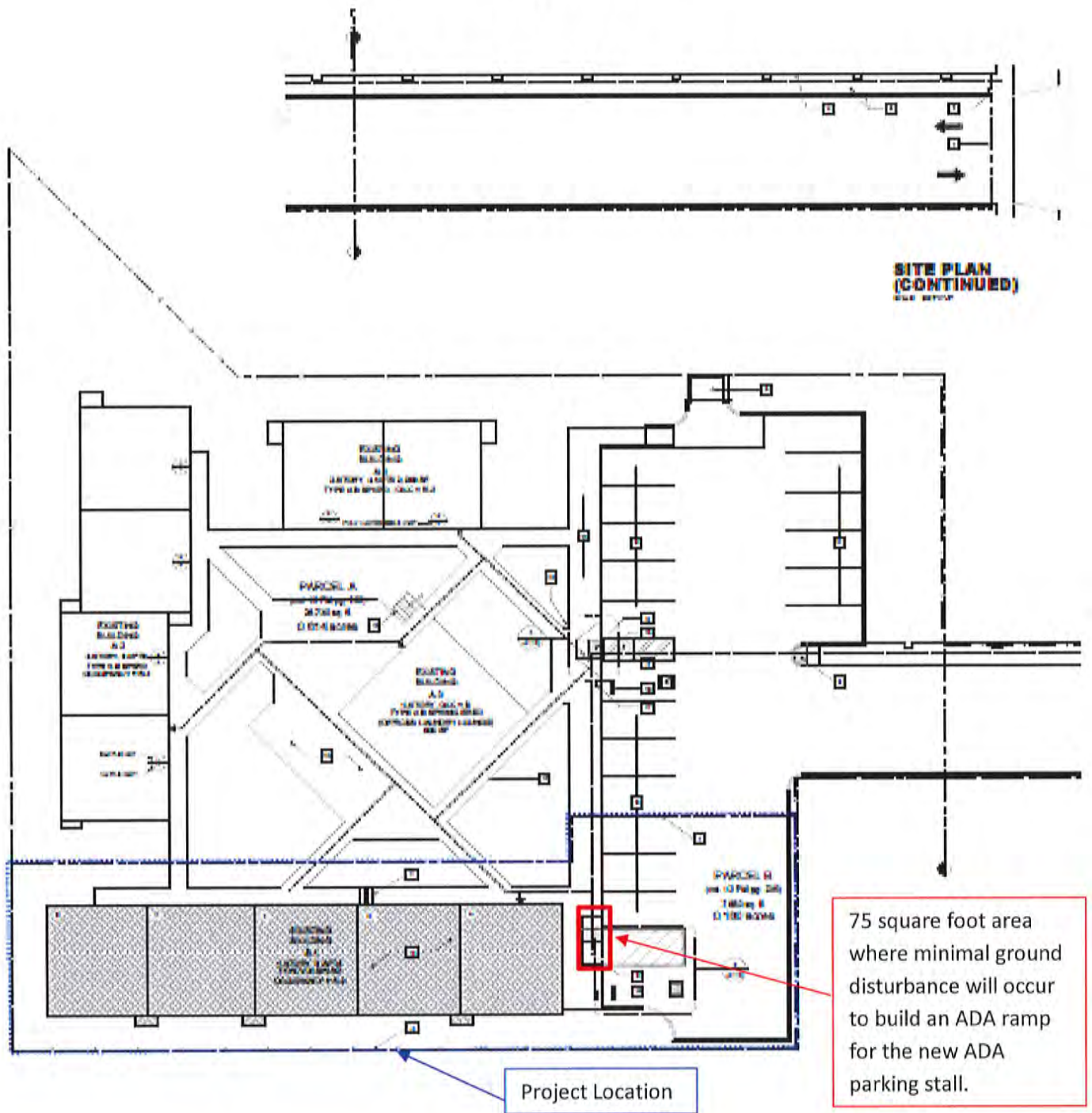


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan





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Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Ms. Zwierlein,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.
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- Install new base and upper cabinets and tall cabinet pantry.
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- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
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- Install new accessible height toilets, complete with angle stop and supply line.
- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
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- In summary, while there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, nor further study is recommended because the proposed project would only involve very minimal ground disturbance, and because the citywide survey did not identify any archaeological materials prior to the construction of the current buildings in the project area. However, the NWIC did recommend: 1) The City contact the local Native American tribes regarding traditional, cultural, and religious heritage values. 2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity until a qualified professional archaeological evaluates the situation and provides recommendations.

As described above, the rehabilitation project is interior and exterior improvements that do not involve ground-disturbing activities, with the exception of the new curb cut ramp that is part of converting two existing parking spaces to one accessible parking space. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area within a previously disturbed location, and no previously undisturbed soil will be affected. However, the City will ensure the construction specifications for the Project include the below measure requiring that, should any unanticipated cultural discoveries occur during construction, all work will cease until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations, and until Native American tribes claiming affinity to the area are contacted.

If evidence of Native American or other cultural resources are identified during the work activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. Native American resources may include cert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

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The Project and Area of Potential Effect (APE) is located on 235 Martella St, Salinas, CA 93901. Enclosed along with this letter are the following three figures: Figure 1 – Regional Aerial Location Map, Figure 2 – Aerial Site Location Map, and Figure 3 – Project Site Plan, which delineates the project area and the Area of Potential Effects.

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Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

Response to the Section 106 Consultation by May 25, 2020 for the Catalyst Apartments Rehabilitation Project located on 235 Martella St, Salinas, CA 93901:

Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Irenne Zwierlein

Date

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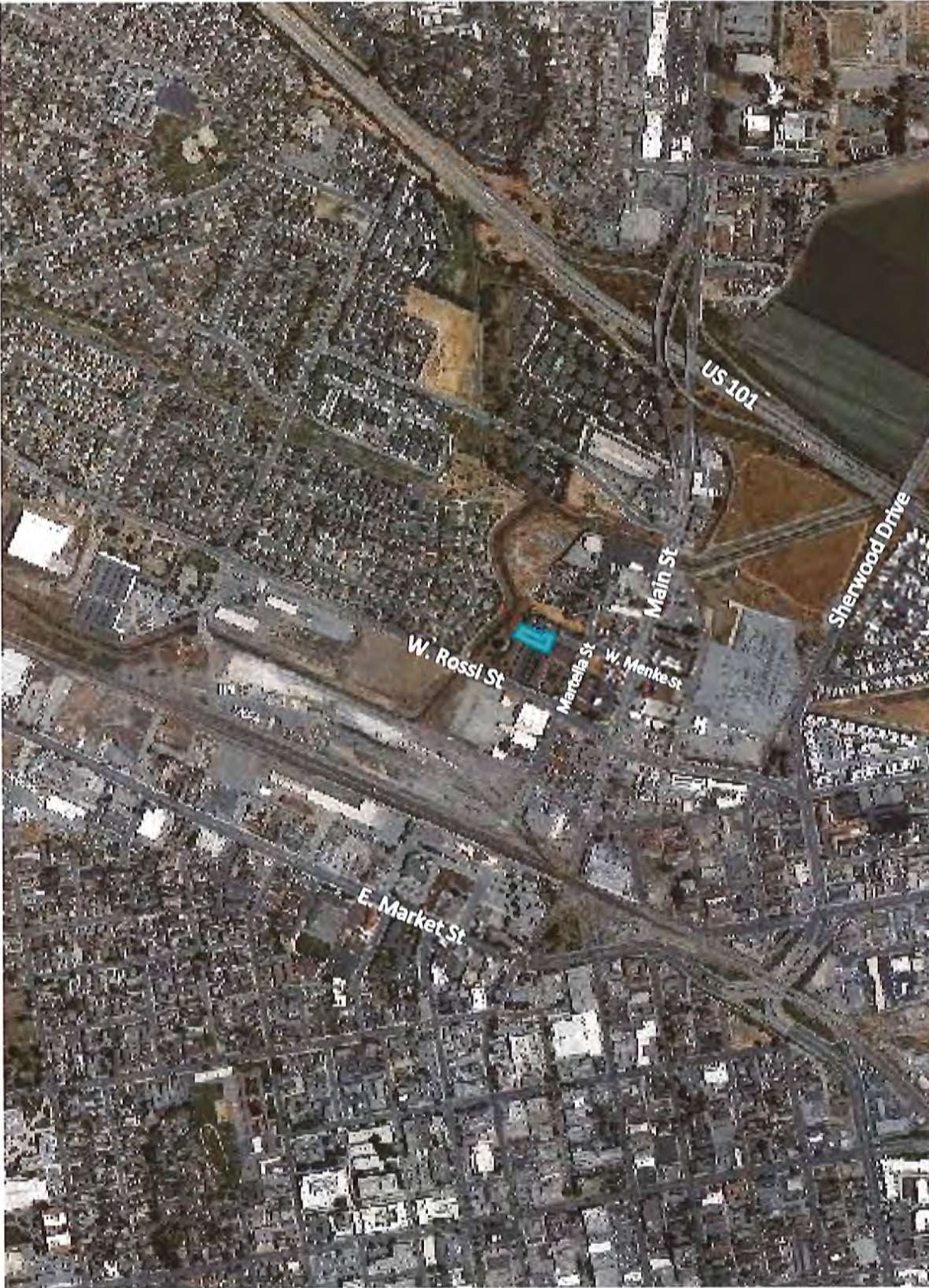
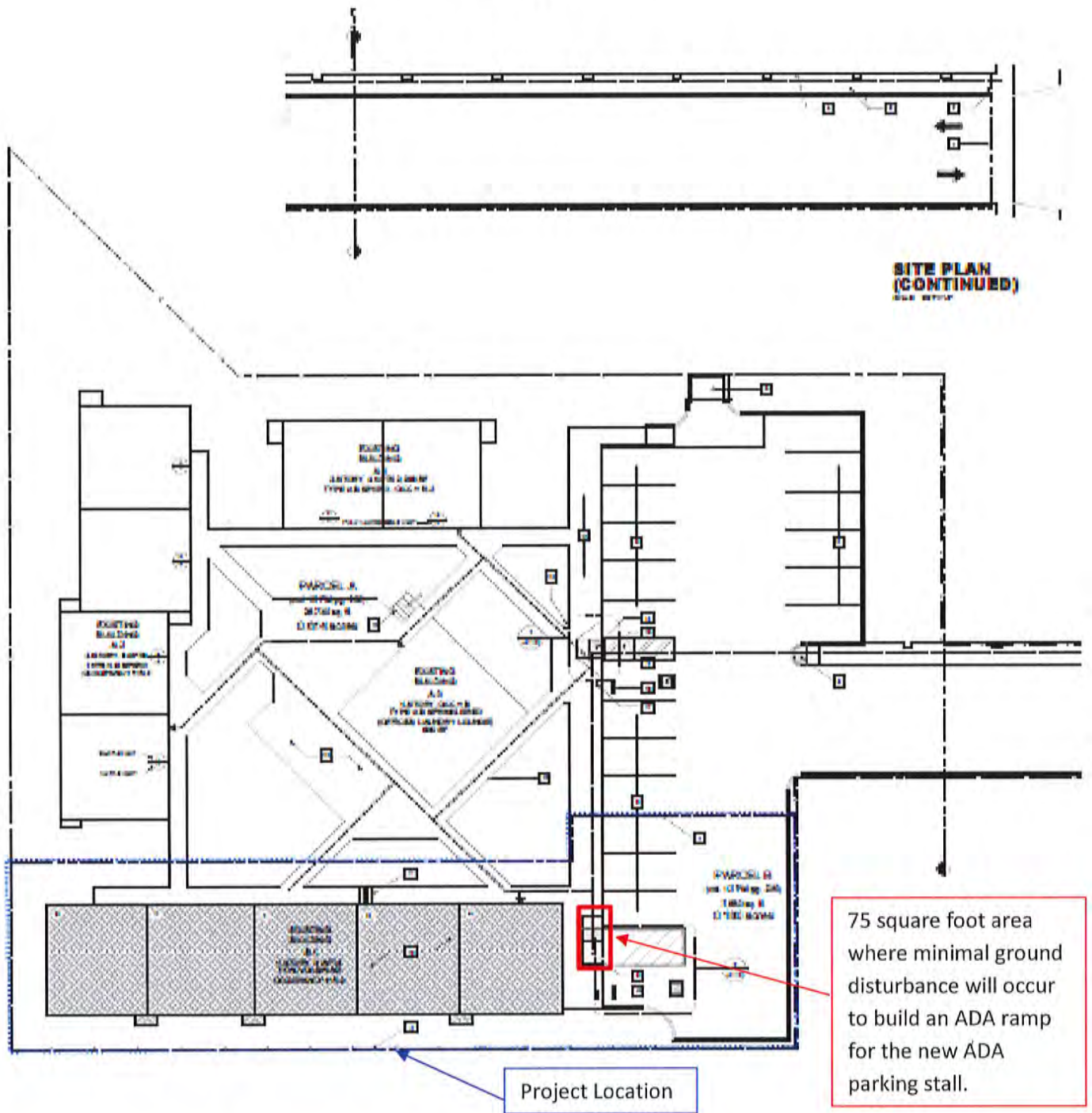


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan





City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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Julie Tumamait-Stenslie
Barbareno/Ventureno Band of Mission Indians
PO Box 364
Ojai, CA 93024

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Ms. Tumamait-Stenslie,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.
- Install new closet doors, clothes rods, and adjustable shelves in closets.

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.
- Replace Ground Fault Circuit Interrupter (GFI) receptacle.

Bathroom upgrades in all units:

- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
- Install new lavatory sinks complete with lever faucet, drain, angle stops and supply lines.
- Install new accessible height toilets, complete with angle stop and supply line.
- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
- Relocate or replace light and fan combination (with new vacancy switch and new humidistat controls) and GFI receptacle.
- Install new bathroom doors and medicine cabinet.

ADA parking upgrade on existing property:

- Two existing parking spaces will be converted to an accessible parking space with a detectable warning surface within the existing path of travel. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area, and it is the only area within the project where soil will be disturbed.

Other miscellaneous interior and exterior work may be needed if unknown conditions are discovered during the rehabilitation.

Environmental Review

Under HUD regulation 24 CFR 58.4, the City has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City is conducting a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. Accordingly, the City requested a records search of the Northwest Information Center, which provided the following results and recommendations in a letter to the City dated March 16, 2020:

- The proposed project area contains no recorded archaeological resources, based on the archaeological study that was conducted for the entire City of Salinas (Breschini 1988).
- There is low potential for unrecorded historic-period archaeological resources based on review of historical literature and maps.
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City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

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Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Julie Tumamait-Stenslie

Date

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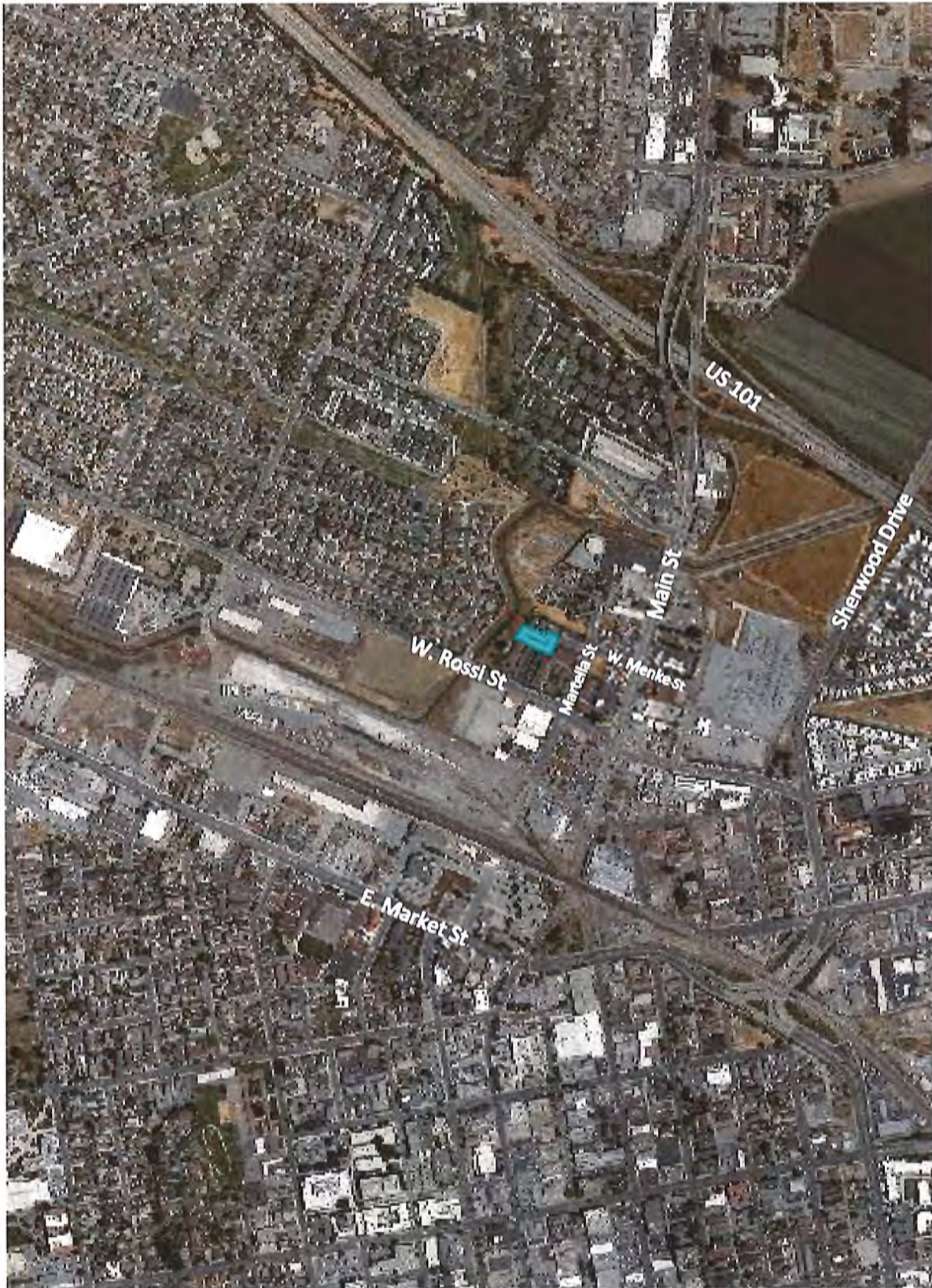
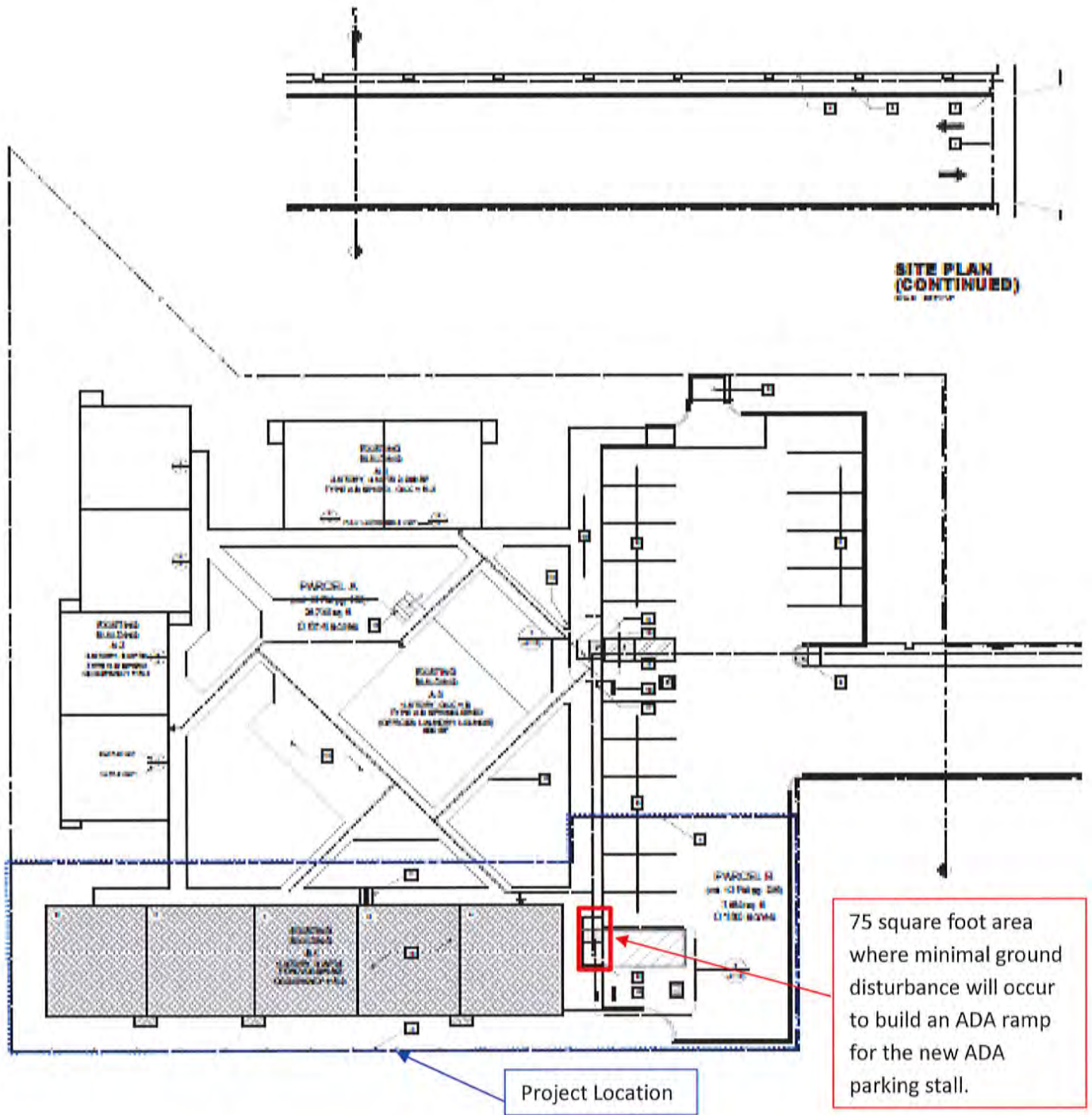


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City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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Tony Cerda, Chairperson
Coastanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA 91766

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Mr. Cerda,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

Interior improvements for all units, unless otherwise specified:

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- Install new doorbell button with audio/visual door chime hard wired to doorbell.
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City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

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Tony Cerda

Date

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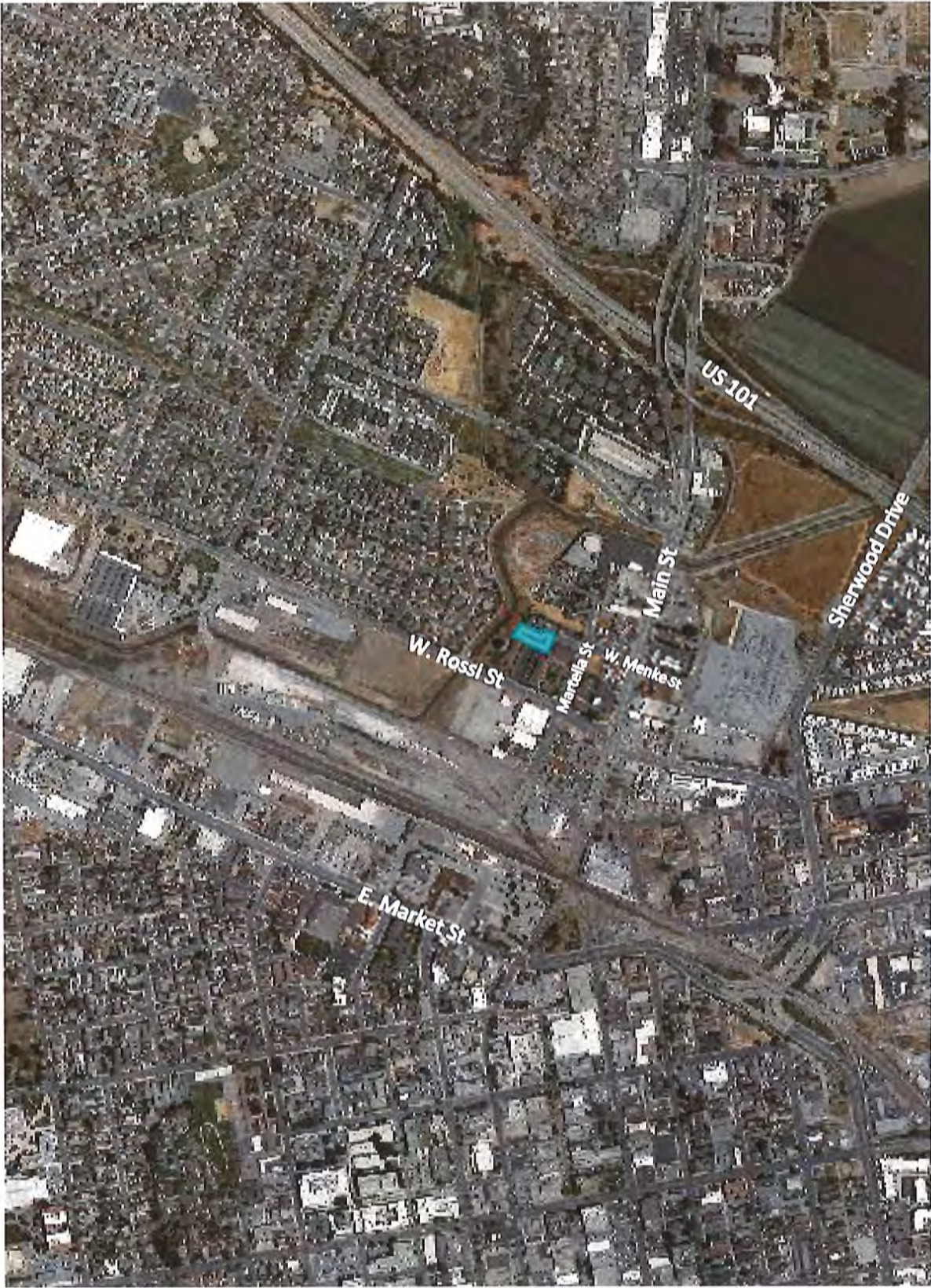
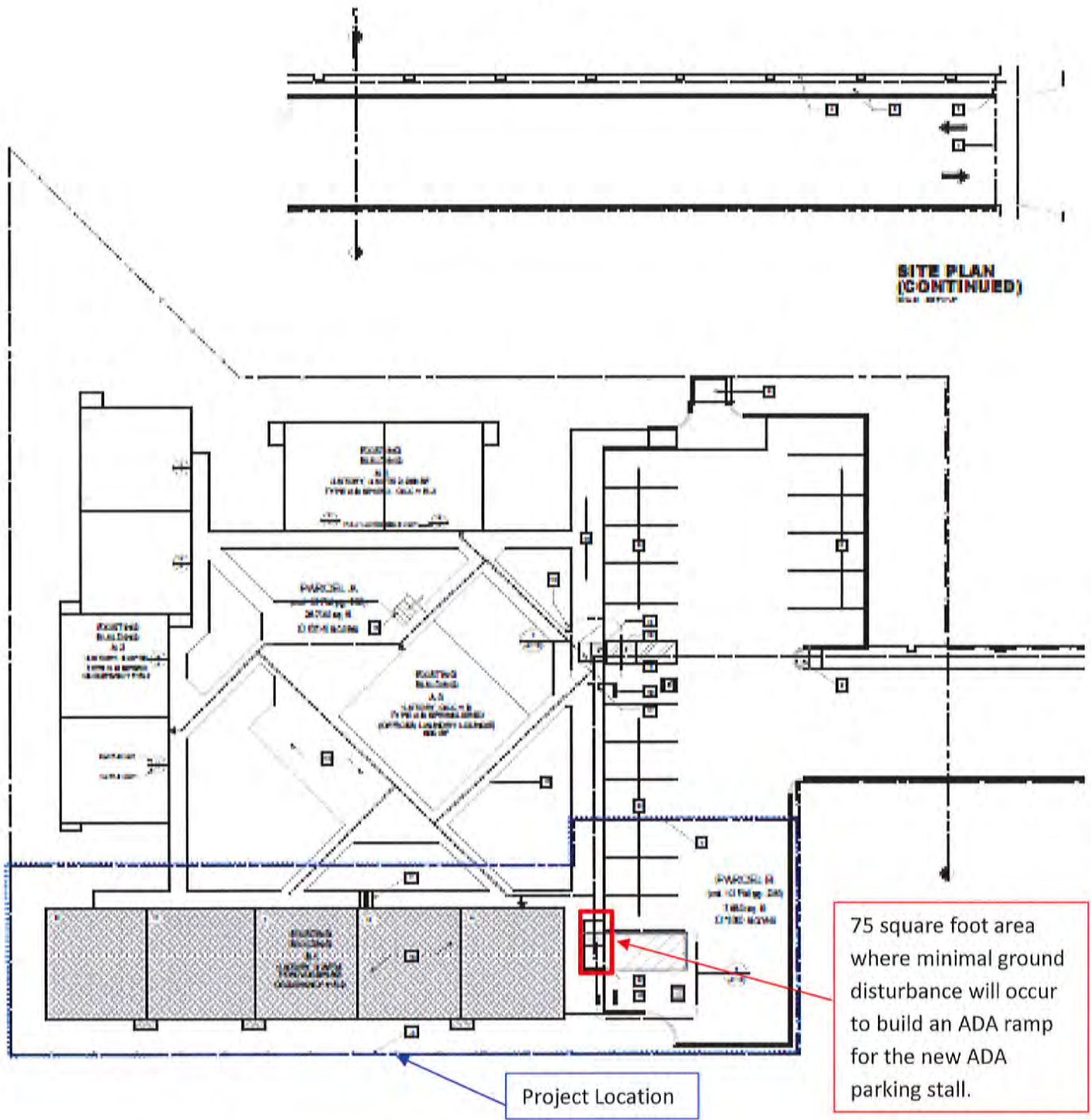


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan



75 square foot area where minimal ground disturbance will occur to build an ADA ramp for the new ADA parking stall.



City of Salinas

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Tom Little Bear Nason
Esselen Tribe of Monterey County
38655 Tassajara Road
Carmel Valley, CA 93924

April 22, 2019

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

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The Project and Area of Potential Effect (APE) is located on 235 Martella St, Salinas, CA 93901. Enclosed along with this letter are the following three figures: Figure 1 – Regional Aerial Location Map, Figure 2 – Aerial Site Location Map, and Figure 3 – Project Site Plan, which delineates the project area and the Area of Potential Effects.

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Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

Response to the Section 106 Consultation by May 25, 2020 for the Catalyst Apartments Rehabilitation Project located on 235 Martella St, Salinas, CA 93901:

Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Tom Nason

Date

If the tribe's principal representative in this consultation is different than the name above, please include the new representative name below:

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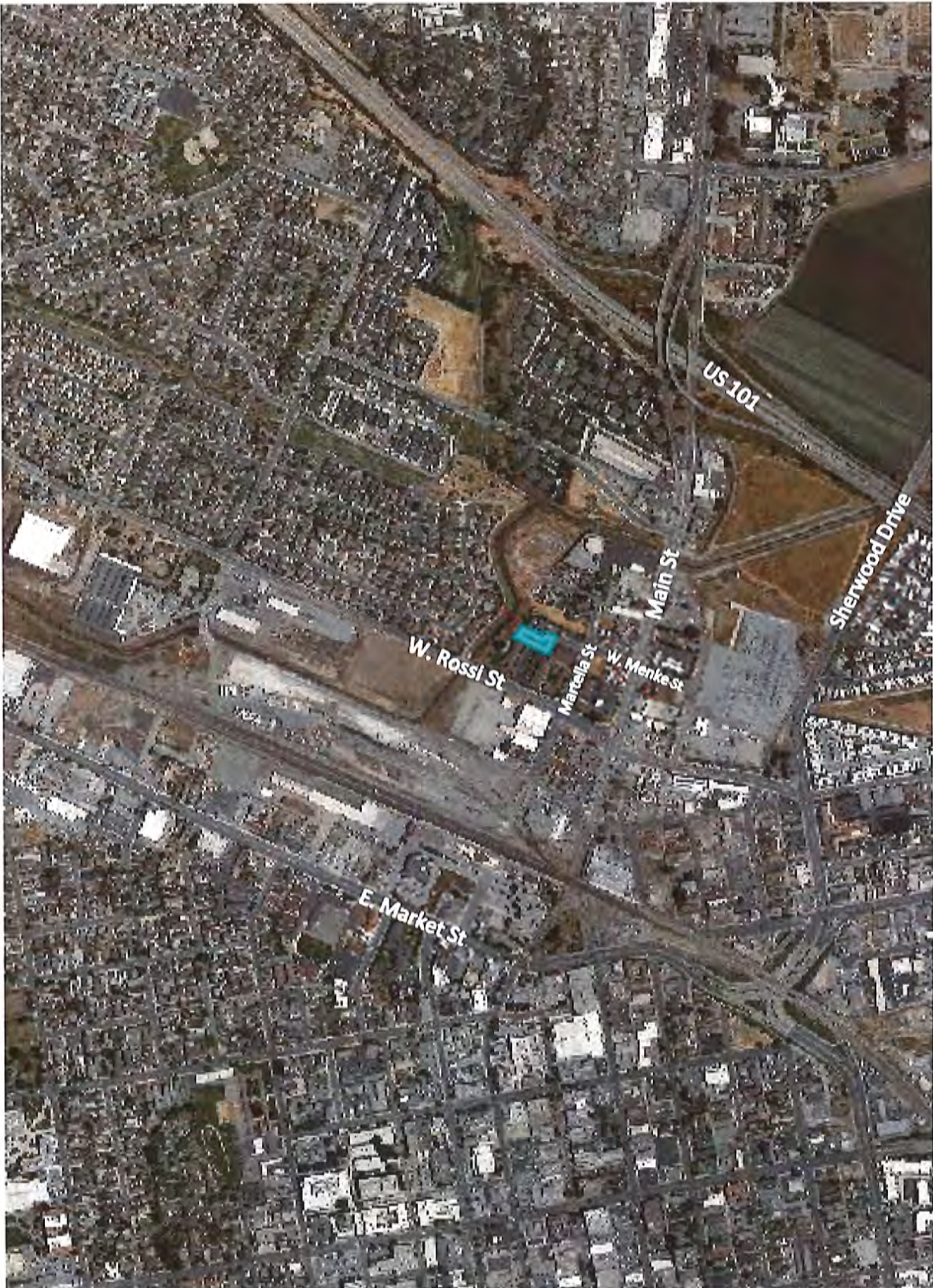


Figure 2 – Aerial Site Location Map





City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
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Ann Marie Savers
Indian Canyon Mutsun Band of Coastanoan
P.O. Box 28
Hollister, CA 95024

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Ms. Savers,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.
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- Replace Ground Fault Circuit Interrupter (GFI) receptacle.

Bathroom upgrades in all units:

- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
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Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
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Sincerely,



Megan Hunter
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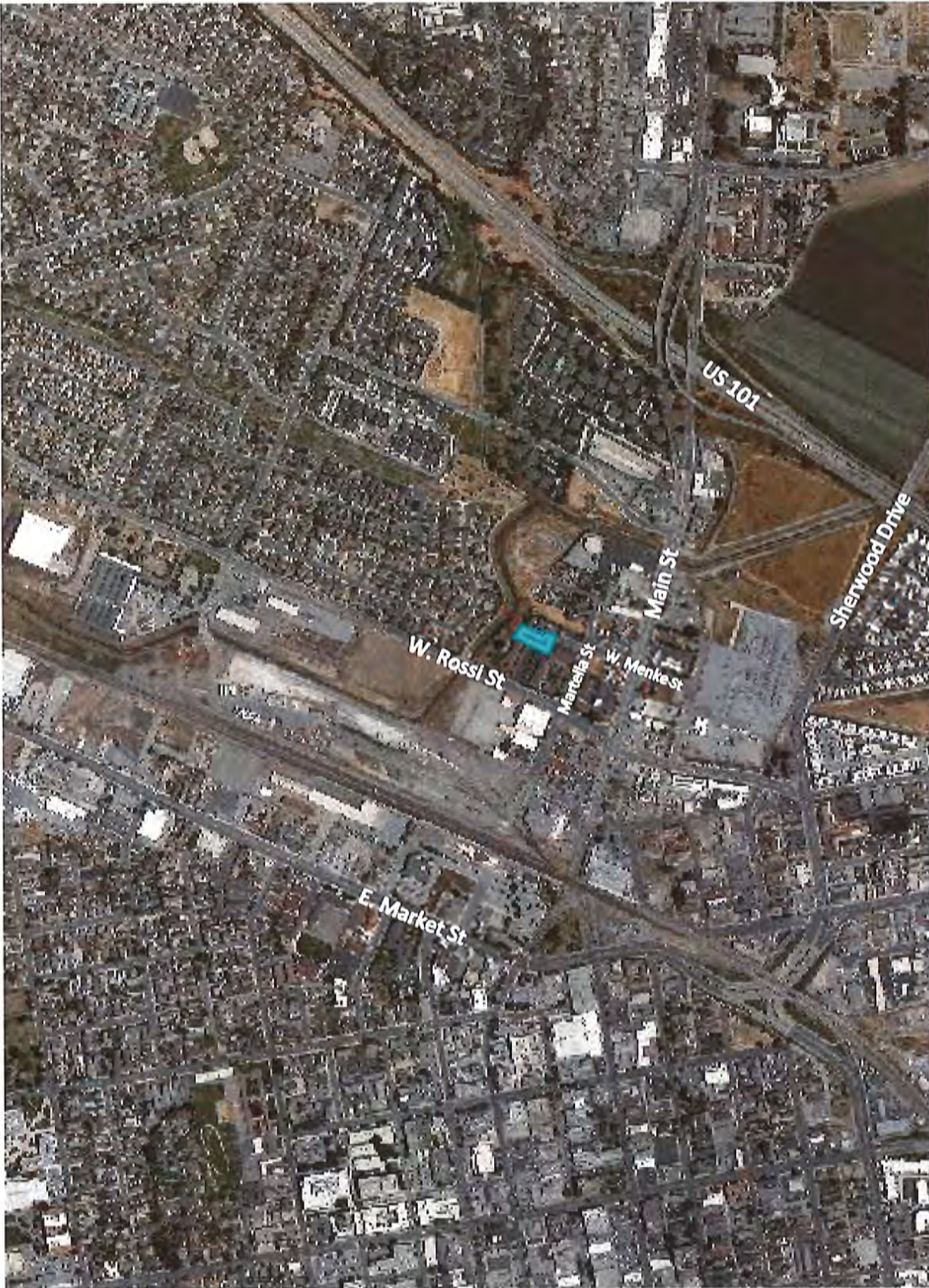
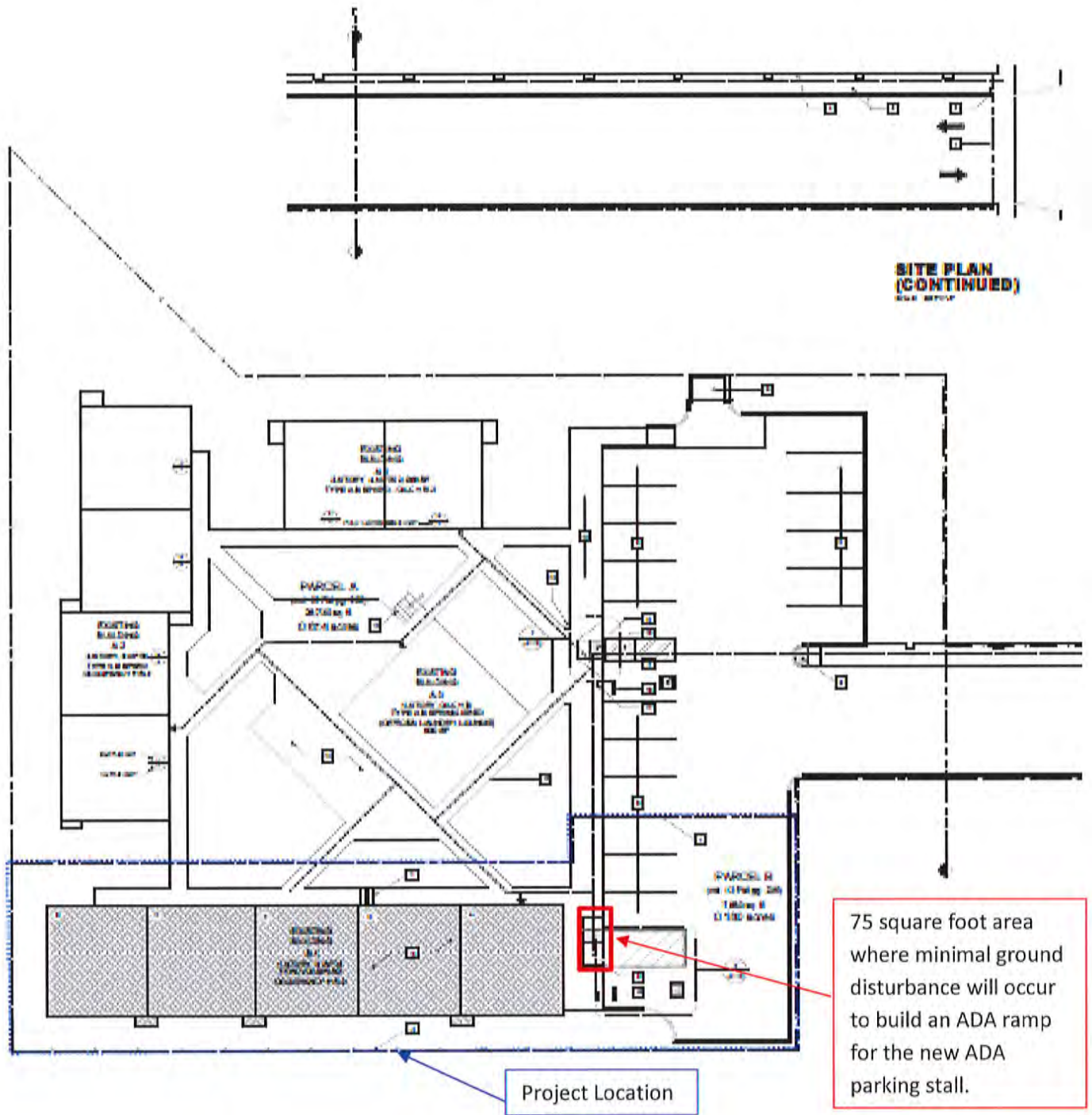


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Figure 3 – Project Site Plan





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Louise Miranda-Ramirez, Chairperson
Ohlone/Coastanoan-Esselen Nation
P.O. Box 1301
Monterey, CA 93942

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

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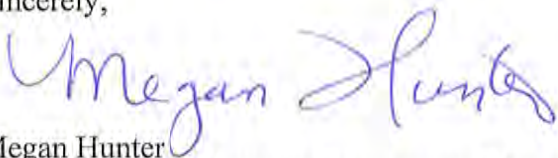
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Megan Hunter
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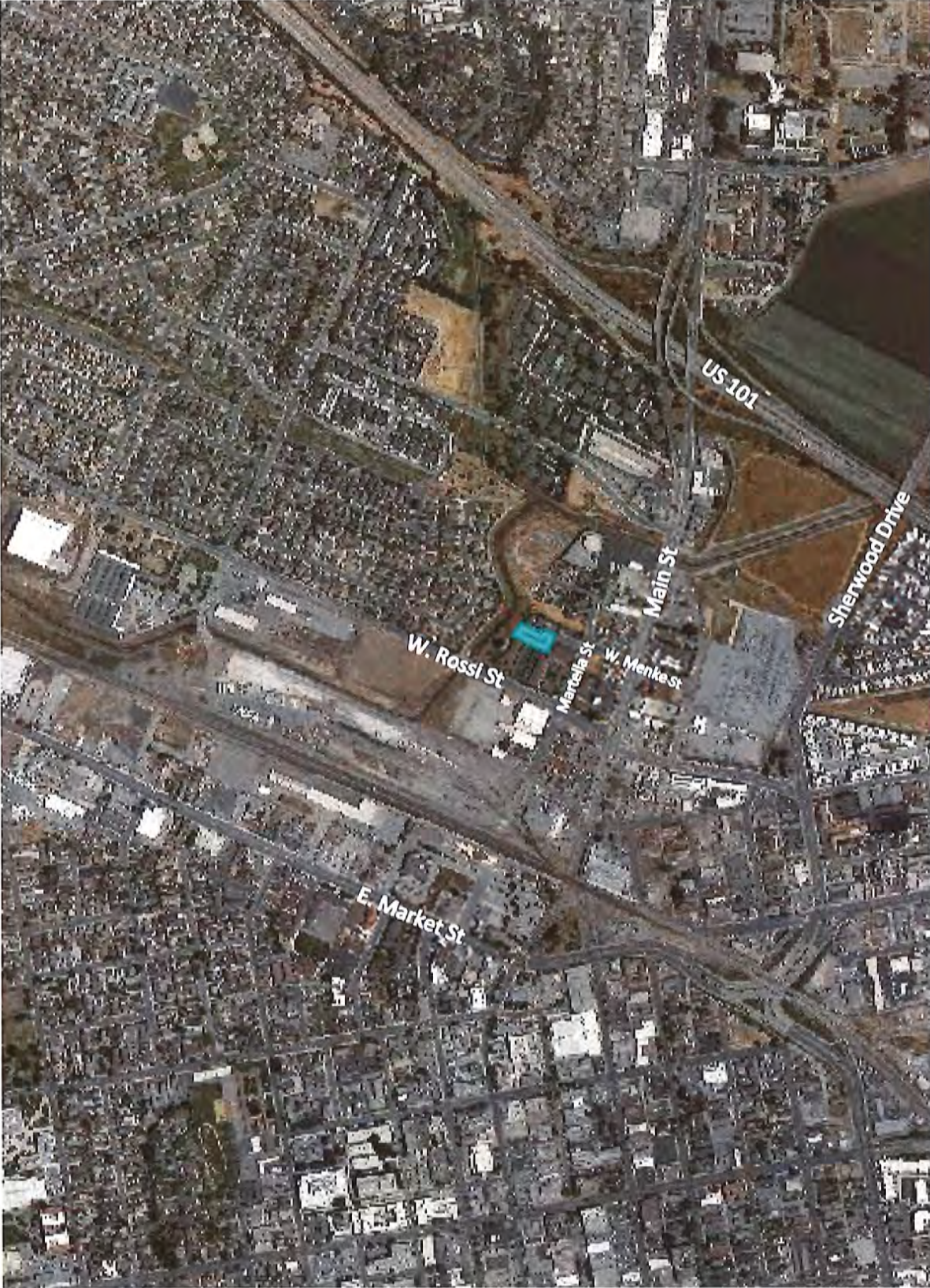
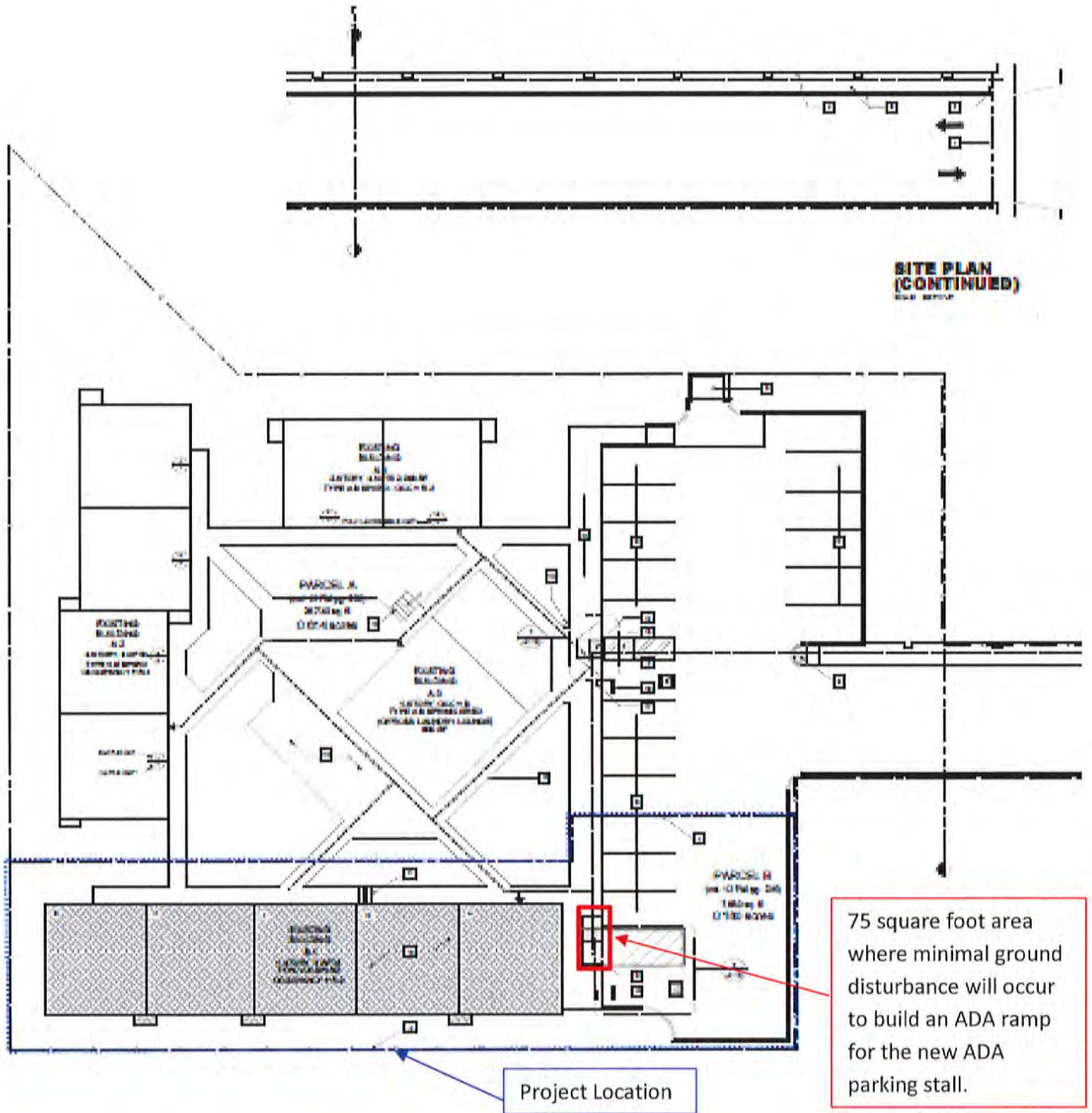


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Figure 3 – Project Site Plan





City of Salinas

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Frederick Segobia
Salinan Tribe of Monterey, San Luis Obispo and San Benito Counties
46451 Little Creek Court
King City, CA 93930

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

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- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
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If evidence of Native American or other cultural resources are identified during the work activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. Native American resources may include cert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

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Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

Response to the Section 106 Consultation by May 25, 2020 for the Catalyst Apartments Rehabilitation Project located on 235 Martella St, Salinas, CA 93901:

Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Frederick Segobia

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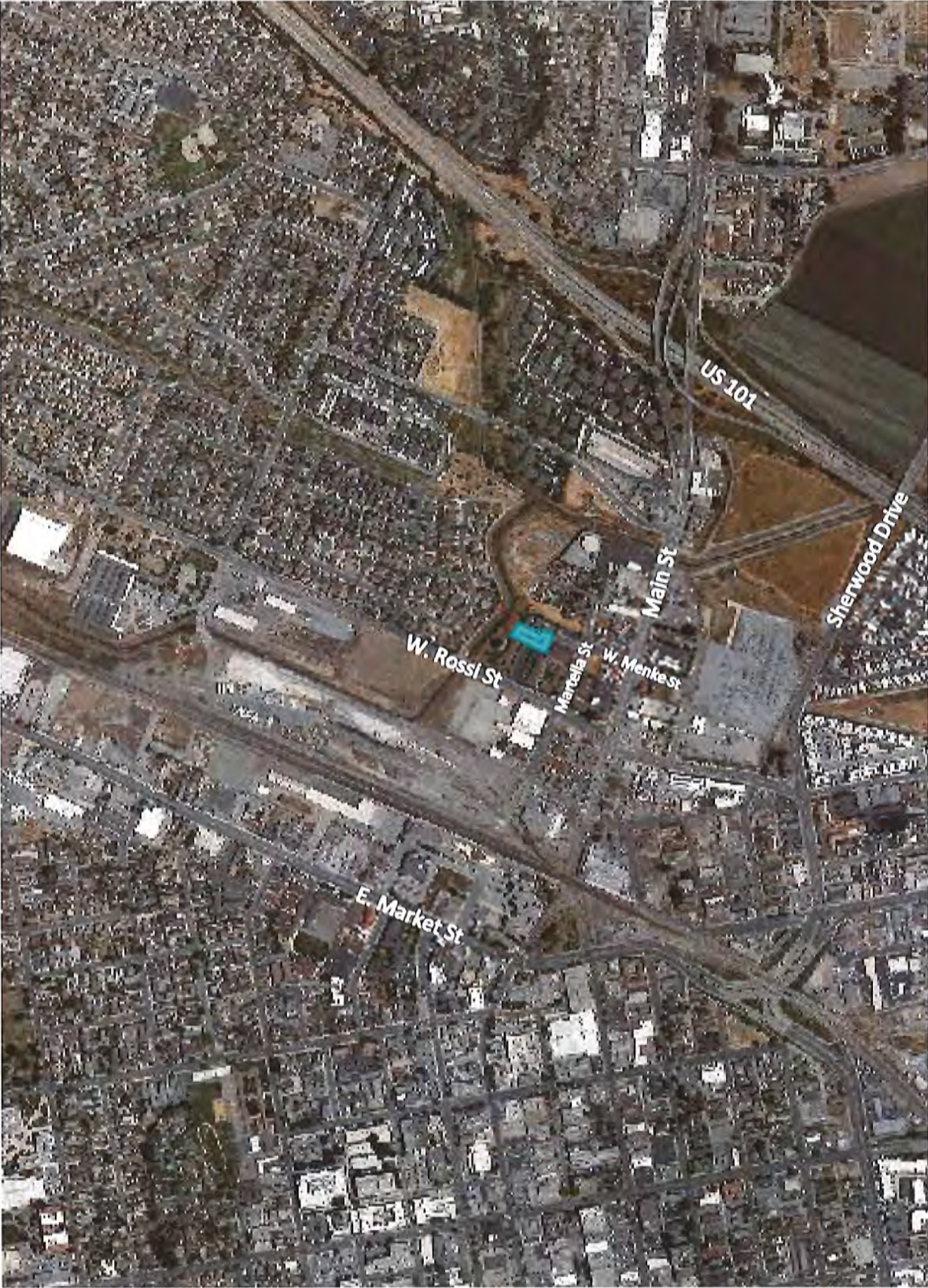
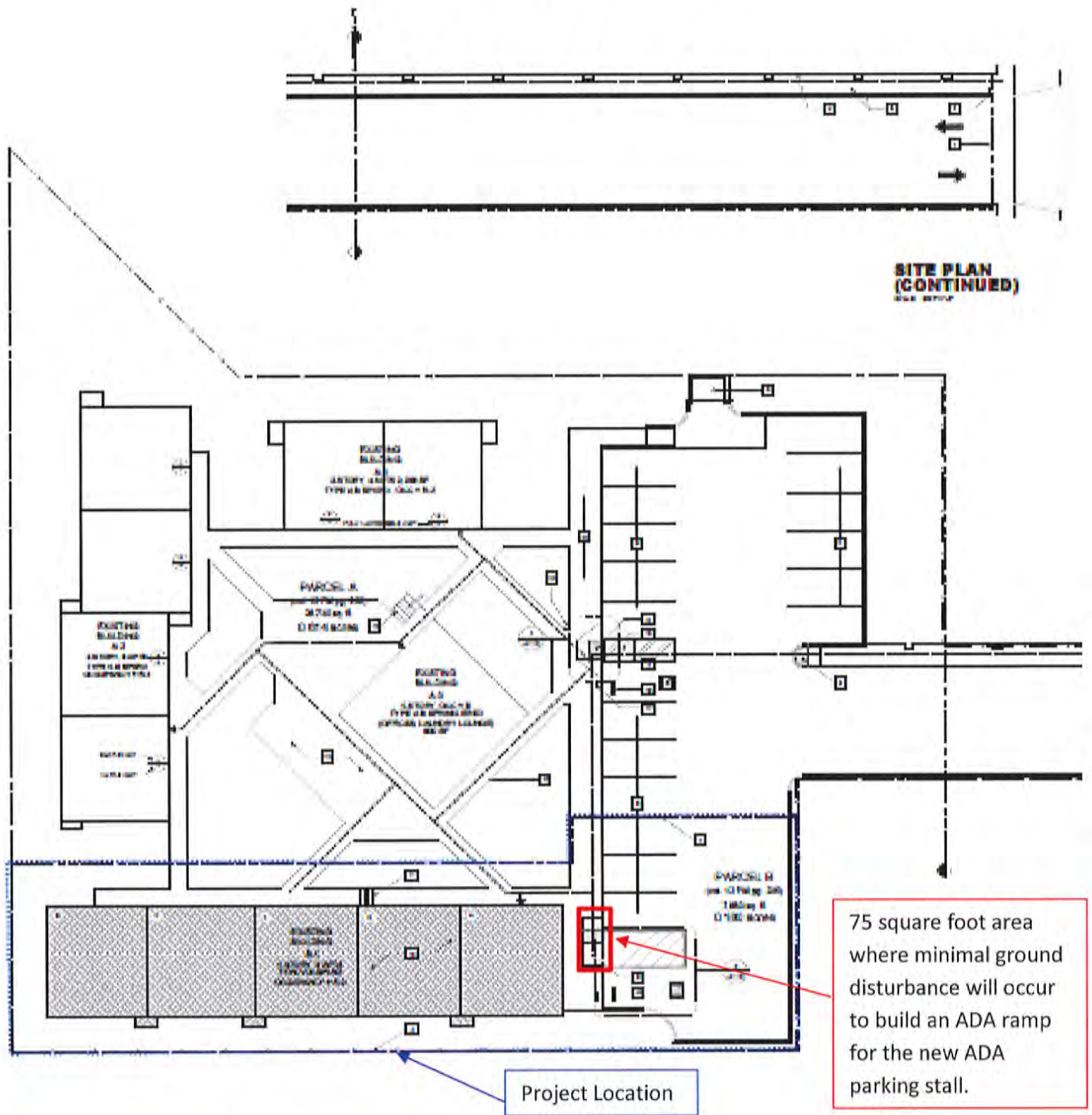


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan





City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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Kenneth Kahn
Santa Ynez Band of Chumash Indians
PO Box 517
Santa Ynez, CA 93460

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Mr. Kahn,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.

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Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
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Sincerely,



Megan Hunter
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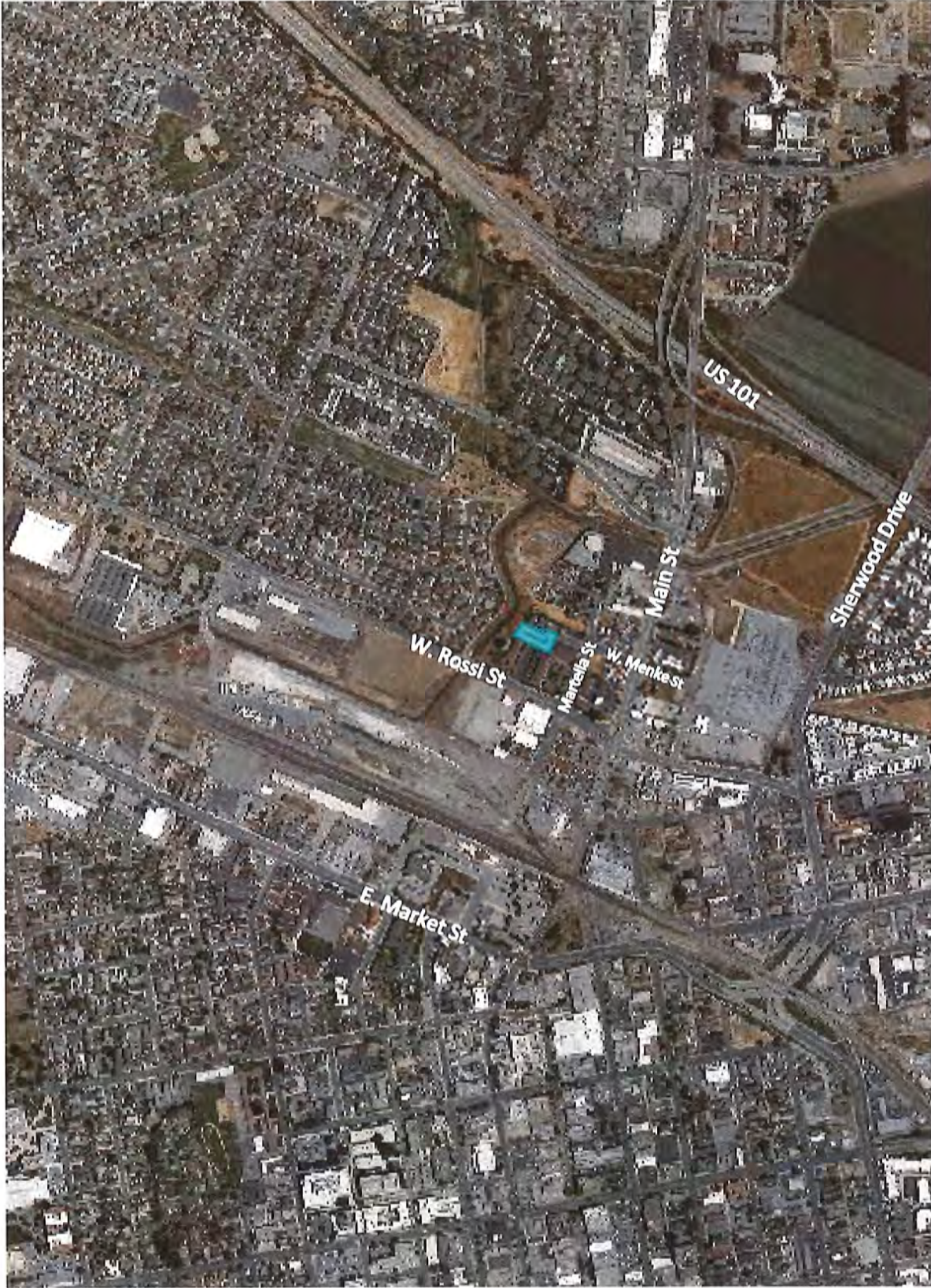
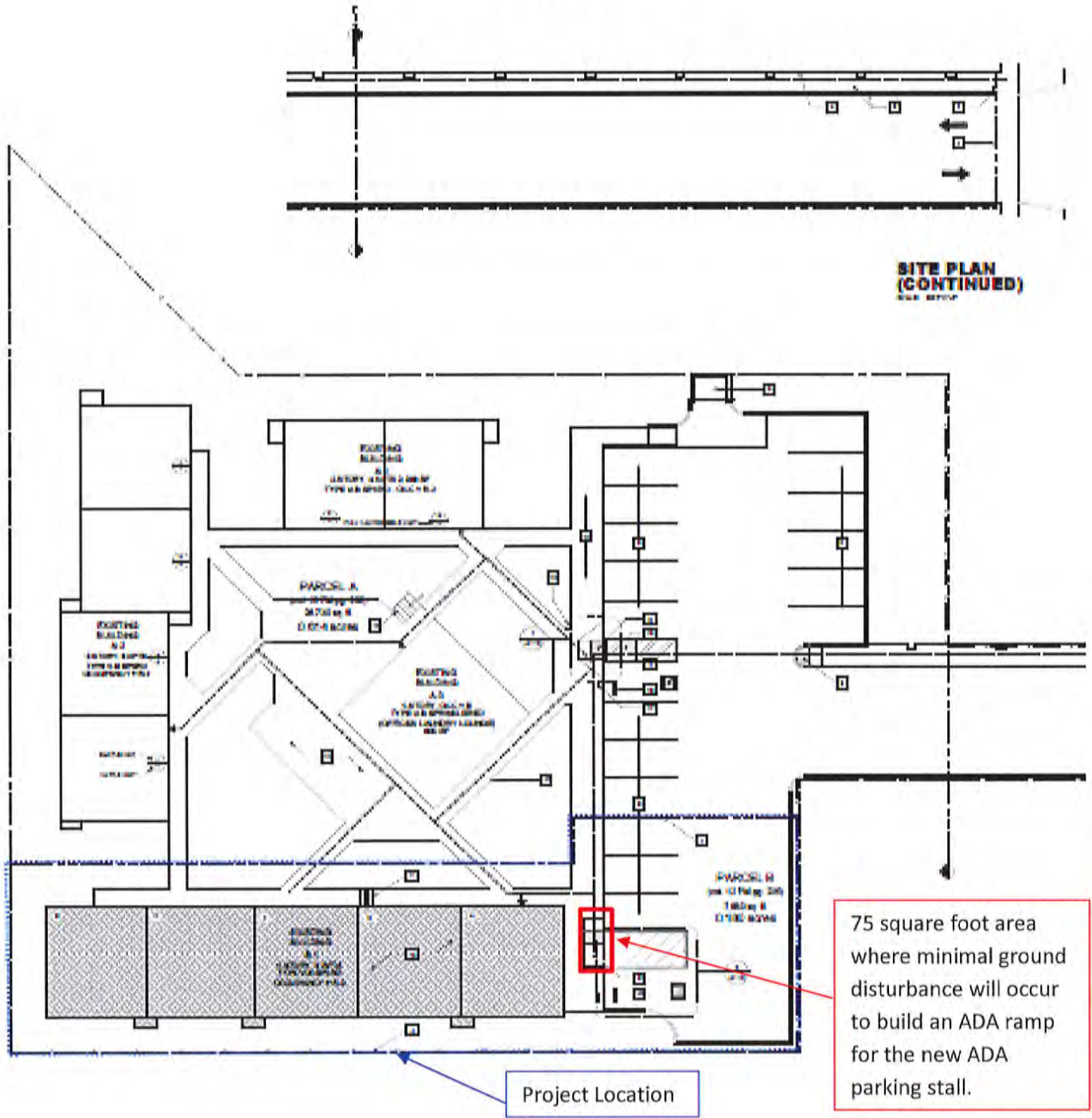


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan



75 square foot area where minimal ground disturbance will occur to build an ADA ramp for the new ADA parking stall.



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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Micahel Mirelez
Torres Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

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Attn: Luis Ochoa
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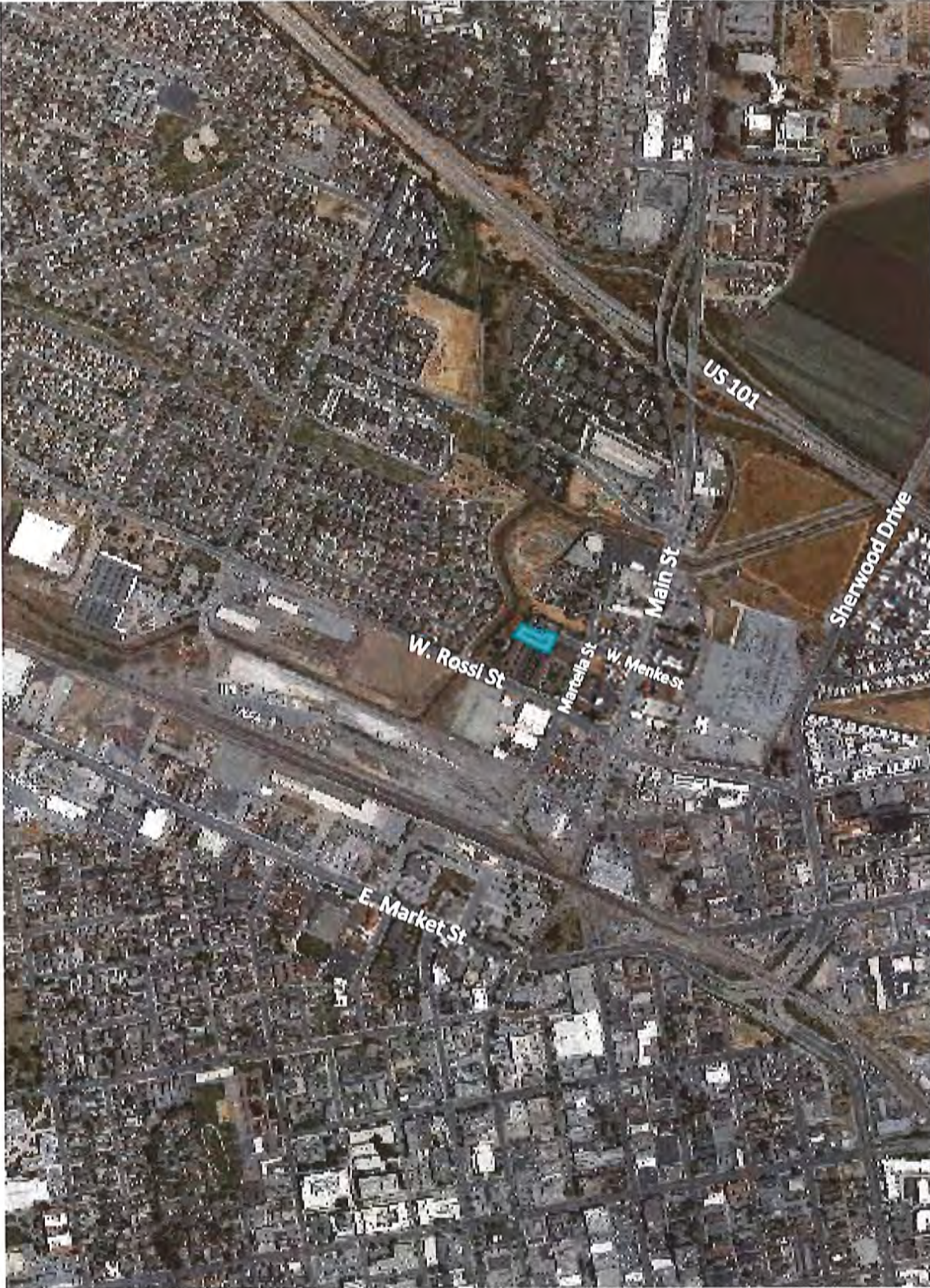
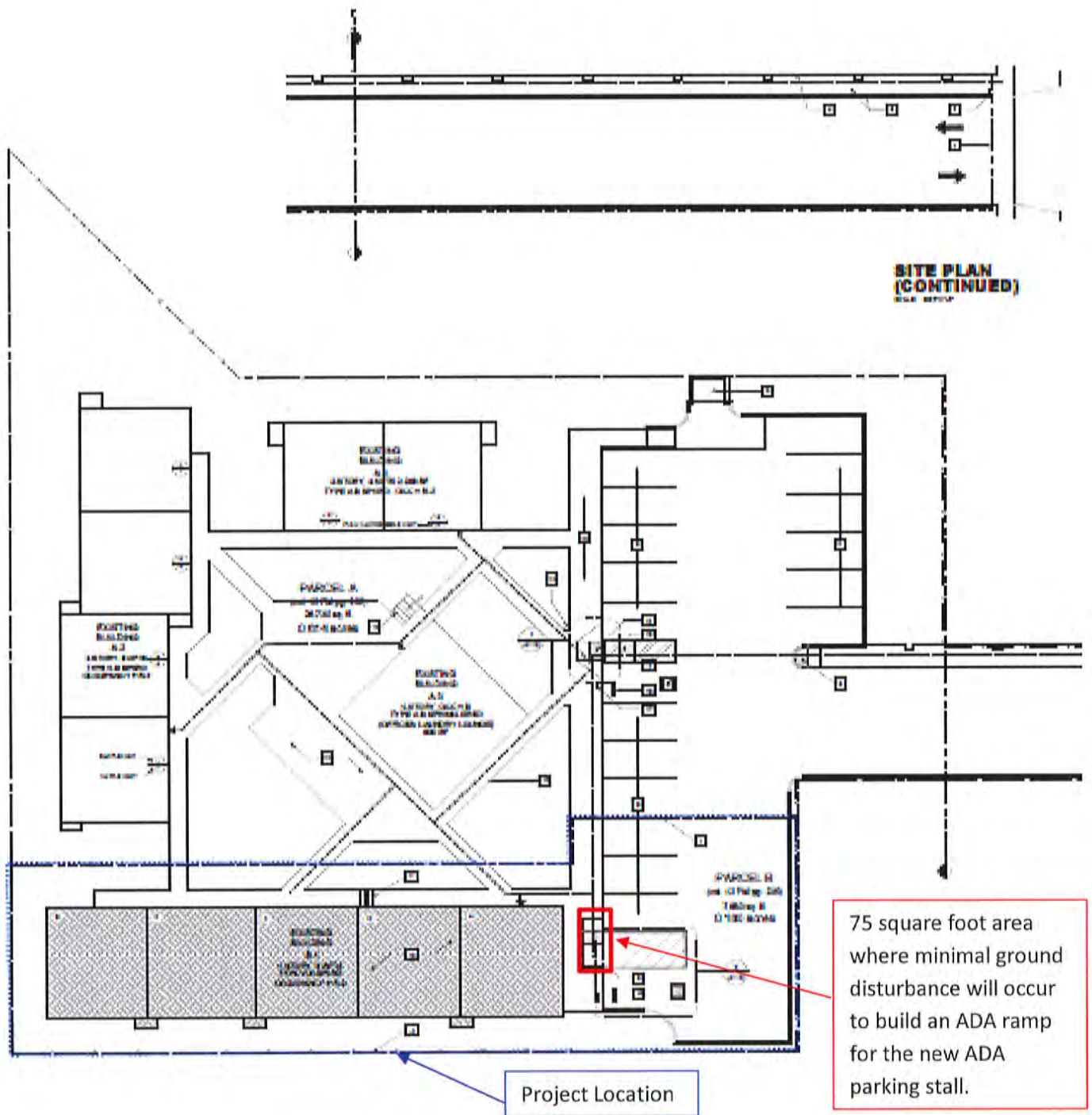


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Figure 3 – Project Site Plan





City of Salinas

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Neil Peyron
Tule River Indian Tribe of the Tule River Reservation
P.O. Box 589
Porterville, CA 92358-0589

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Mr. Peyron,

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The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.
- Install new closet doors, clothes rods, and adjustable shelves in closets.

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.
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- Replace Ground Fault Circuit Interrupter (GFI) receptacle.

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- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
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- Install new accessible height toilets, complete with angle stop and supply line.
- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
- Relocate or replace light and fan combination (with new vacancy switch and new humidistat controls) and GFI receptacle.
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- Two existing parking spaces will be converted to an accessible parking space with a detectable warning surface within the existing path of travel. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area, and it is the only area within the project where soil will be disturbed.

Other miscellaneous interior and exterior work may be needed if unknown conditions are discovered during the rehabilitation.

Environmental Review

Under HUD regulation 24 CFR 58.4, the City has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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- There is low potential for unrecorded historic-period archaeological resources based on review of historical literature and maps.
- There are no Native American resources recorded in or adjacent to the proposed project area based on the ethnographic literature family (Kroeber 1925: 465, Levy 1978: 485), which found that the Native Americans that lived in the area at the time of Euroamerican contact were speakers of the Mutsun language, part of the Costanoan language.
- There is moderate potential for unrecorded Native American resources within the proposed project area because it is near the Alisal Slough, and Native American resources have been found near other waterways and wetlands in Monterey County.
- In summary, while there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, nor further study is recommended because the proposed project would only involve very minimal ground disturbance, and because the citywide survey did not identify any archaeological materials prior to the construction of the current buildings in the project area. However, the NWIC did recommend: 1) The City contact the local Native American tribes regarding traditional, cultural, and religious heritage values. 2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity until a qualified professional archaeological evaluates the situation and provides recommendations.

As described above, the rehabilitation project is interior and exterior improvements that do not involve ground-disturbing activities, with the exception of the new curb cut ramp that is part of converting two existing parking spaces to one accessible parking space. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area within a previously disturbed location, and no previously undisturbed soil will be affected. However, the City will ensure the construction specifications for the Project include the below measure requiring that, should any unanticipated cultural discoveries occur during construction, all work will cease until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations, and until Native American tribes claiming affinity to the area are contacted.

If evidence of Native American or other cultural resources are identified during the work activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. Native American resources may include cert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

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The Project and Area of Potential Effect (APE) is located on 235 Martella St, Salinas, CA 93901. Enclosed along with this letter are the following three figures: Figure 1 – Regional Aerial Location Map, Figure 2 – Aerial Site Location Map, and Figure 3 – Project Site Plan, which delineates the project area and the Area of Potential Effects.

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Again, you are being consulted by the City due to the use of federal funding on the project to identify historic properties in the Project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them. If the proposed project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. Should you not be the main contact for this tribe, please include the name and contact information for the tribe's principal representative for this consultation.

Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

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Date

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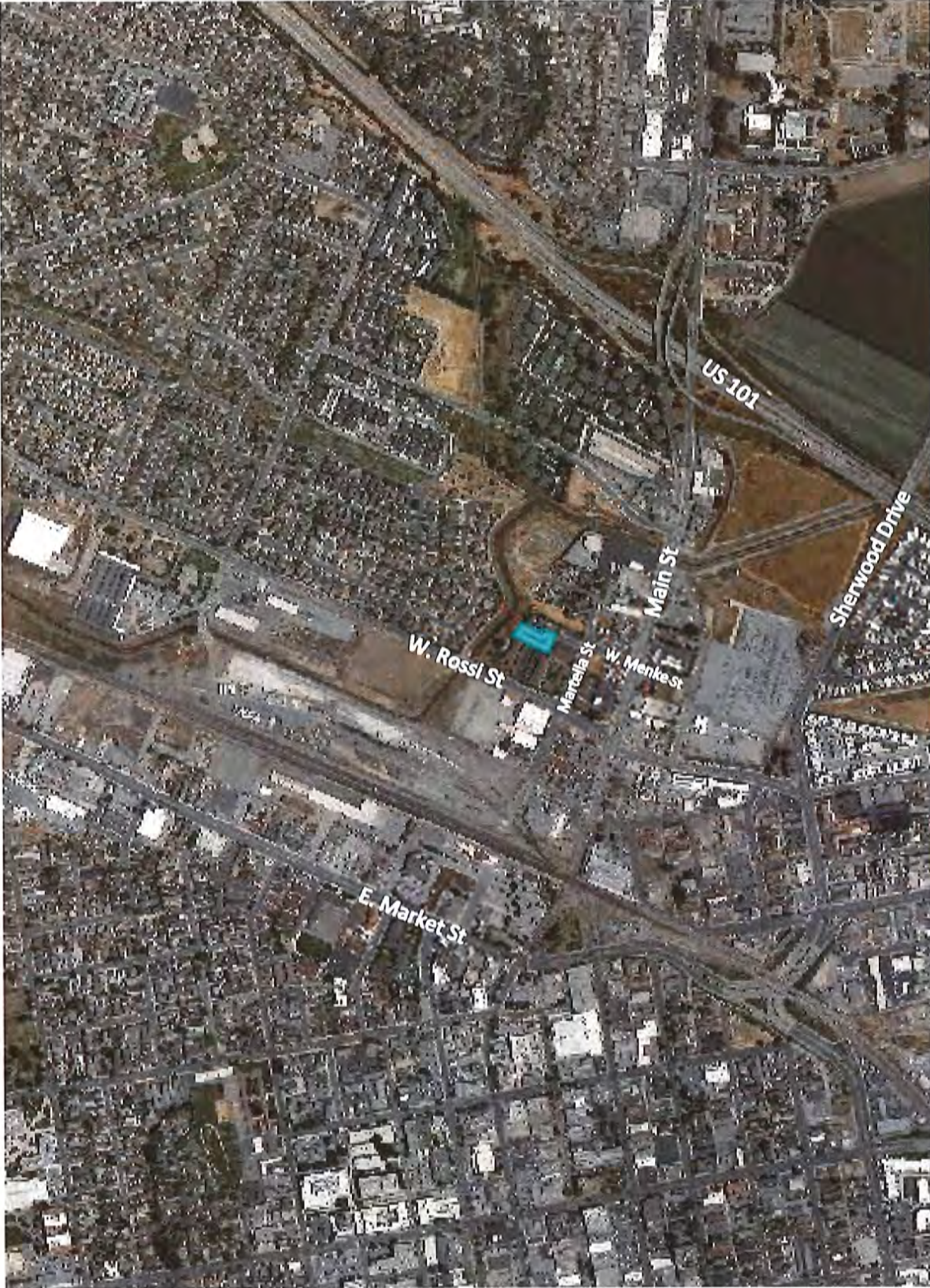


Figure 2 – Aerial Site Location Map





City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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

Karen White
Xolon-Salinan Tribe
PO Box 745
Spreckels, CA 93962

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Ms. White,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

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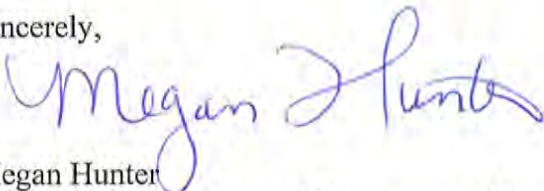
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Please return a copy of this letter with the appropriate boxes checked by May 25, 2020; contact Luis Ochoa, Community Development Analyst, at 831-758-7334 with any questions or send your responses via email to luis.ochoa@ci.salinas.ca.us or mail responses to the address below.

City of Salinas
Community Development Department, Housing Division
Attn: Luis Ochoa
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Sincerely,



Megan Hunter
Community Development Department Director

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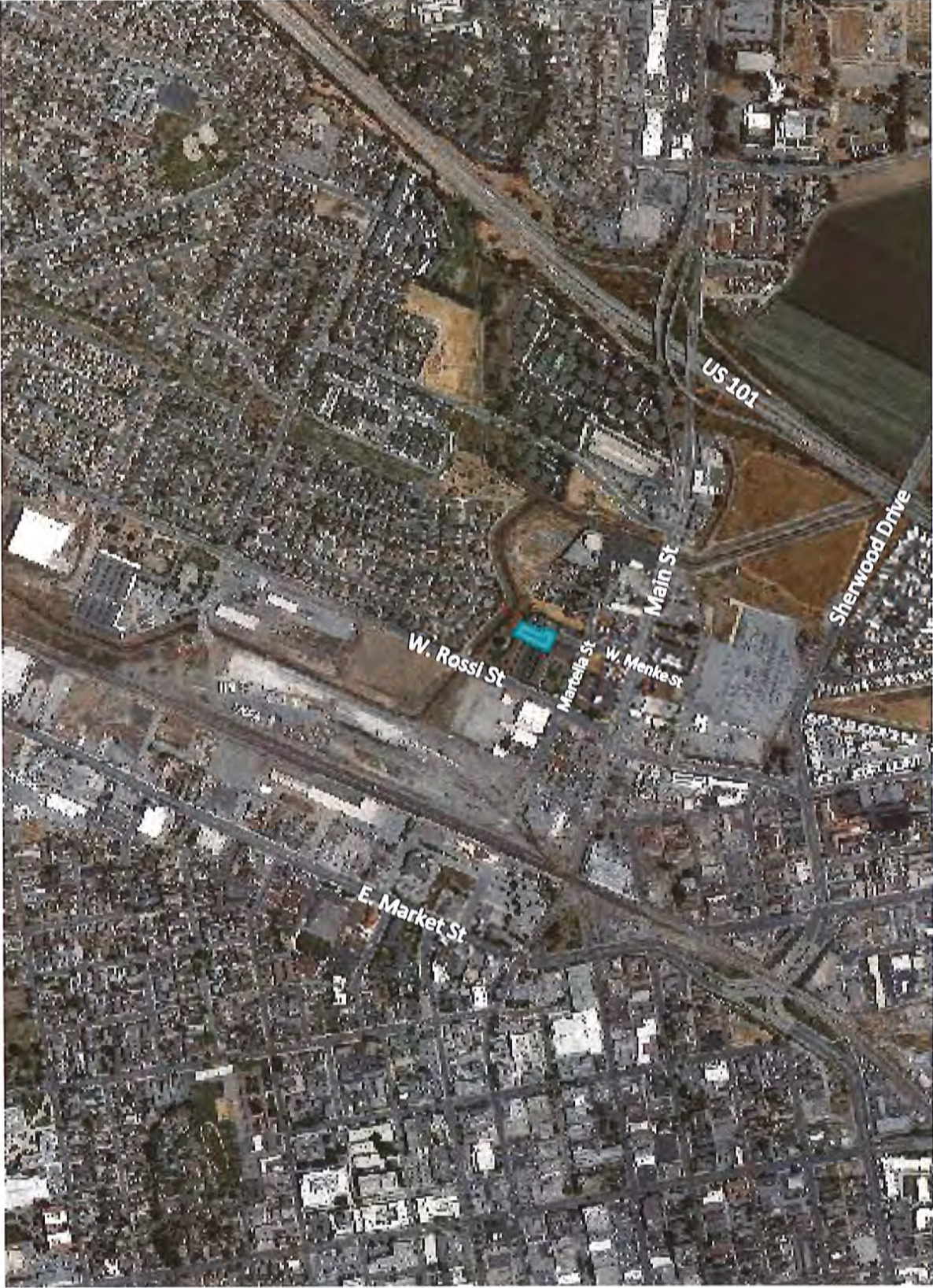
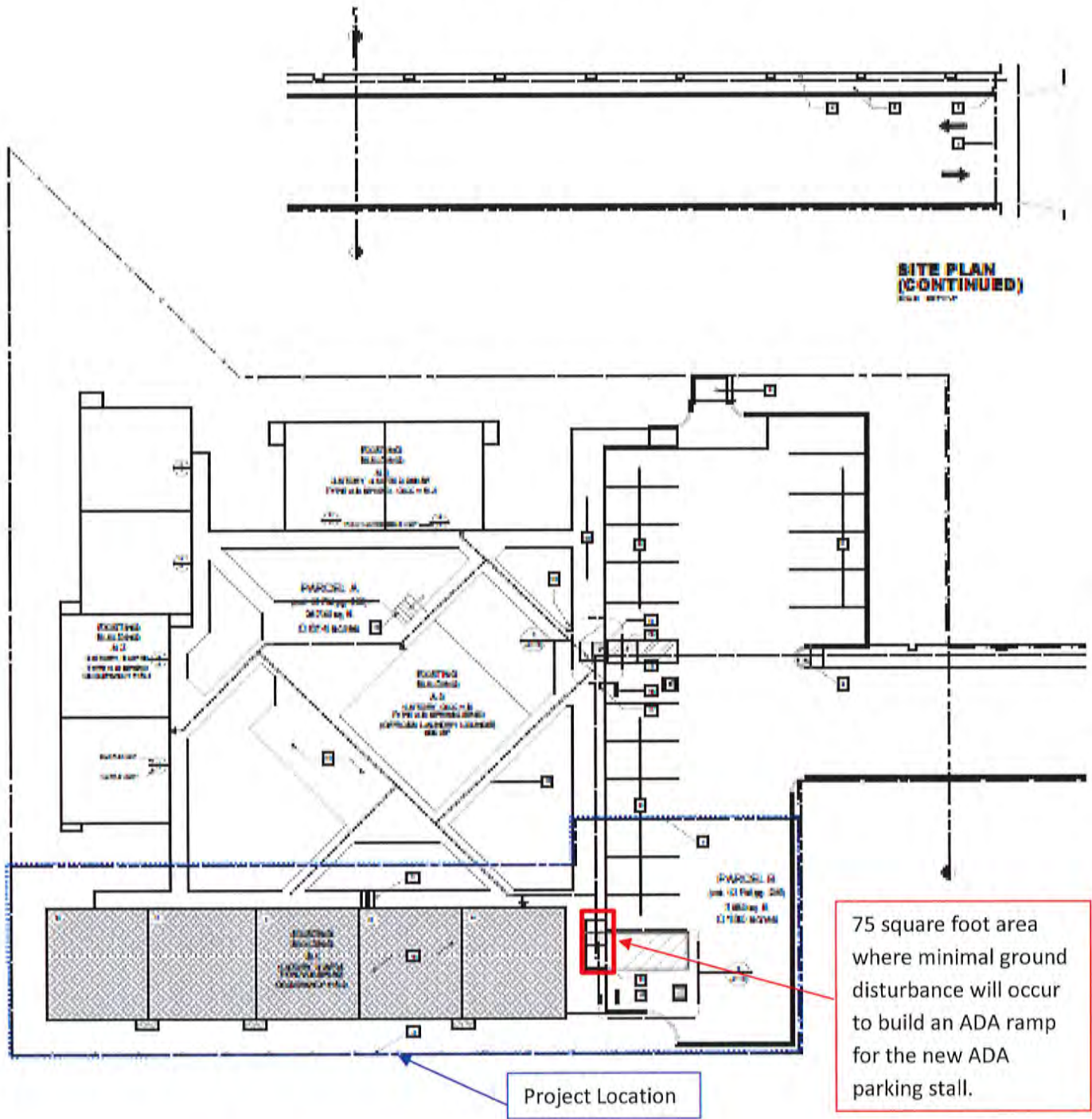


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan





City of Salinas

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Johnny Eddy
Xolon-Salinan Tribe
950 Coral Ridge Circle
Rodeo, CA 94572

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

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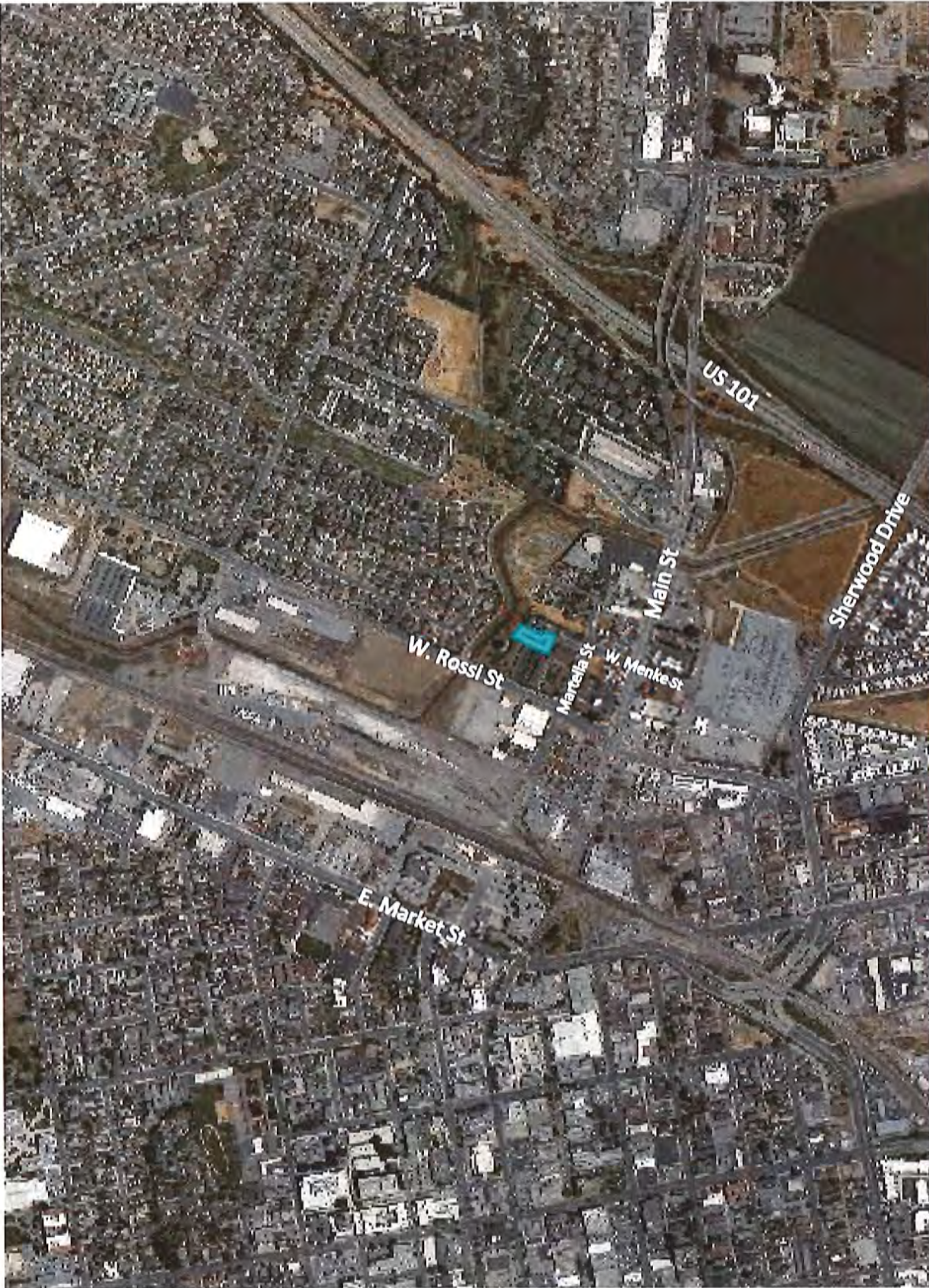


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan

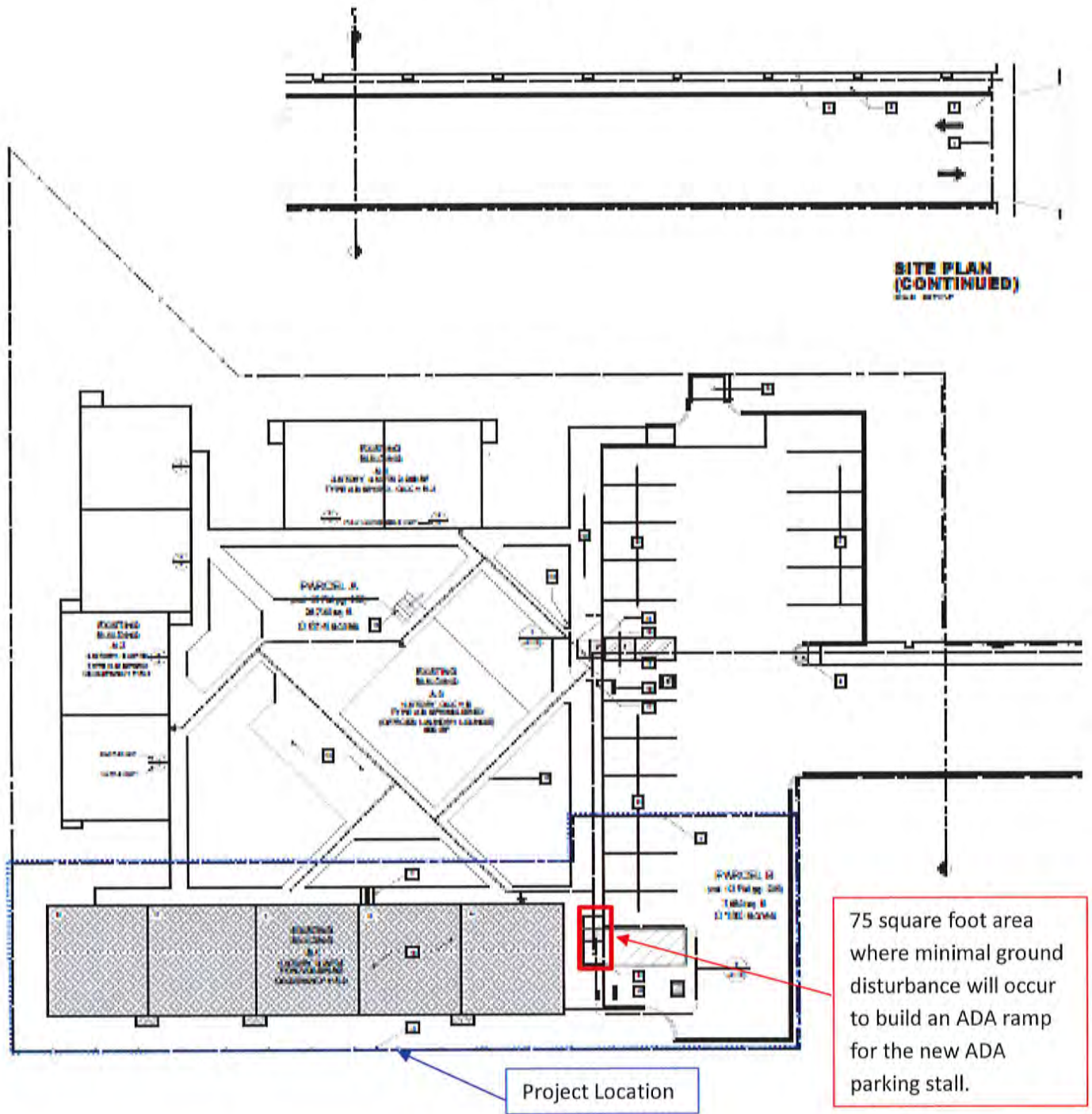


Exhibit 10e - Tribal Request for Consultation and City Response

Ohlone/Costanoan-Esselen Nation



*Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942*

www.ohlonecostanoanesselenation.org

June 20, 2020

City of Salinas
Community Dev. Dept., Housing Div.
Attn: Luis Ochoa
65 W. Alisal Street, 2 Nd floor
Salinas, CA 93901

Re: Section 106 C Consultation – Catalyst Apt. Rehab. Project 235 Martella St. Salinas, CA93901 – City of Salinas – HUD Comm. Dev. Block Grant Entitlement Prog. – Response due to the City – Document Received May 1, 2020

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, identifying Tribal areas.

OCEN TRIBAL GOVERNMENT REQUEST AB52/SB18 CONSULTATION WITH THE LEAD AGENCIES.

Sincerely and Respectfully Yours,

Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council

Executive Order N-54-20 Suspends Certain CEQA Noticing and Posting Requirements and Tribal Consultation Timeframes.

On April 22, 2020, Governor Newsom signed Executive Order N-54-20, which modifies the requirements for posting certain notices under the California Environmental Quality Act (CEQA) and lengthens the timeframe for tribal consultation. The Executive Order will remain in place until June 21, 2020.

Per the Governor's Order, physical posting of the following Notices has been suspended for 60 days:

- Notices of Preparation of EIRs;
- Notices of Availability of Draft EIRs;
- Notices of Intent to Adopt Negative Declarations or Mitigated Negative Declarations;
- Notices of Determination;
- Notices of Exemption.

Agencies are instead required to take the following actions for making the above-listed notices available to the public in lieu of physical posting:

- "Post such materials on the relevant agency's or applicant's public-facing website for the same period of time that physical posting would otherwise be required;
- Submit all materials electronically to the State Clearinghouse CEQAnet Web Portal; and
- Engage in outreach to any individuals and entities known by the lead agency, responsible agency, or project applicant to be parties interested in the project in the manner contemplated by the Public Resources Code sections 21100 et seq. and California Code of Regulations, Title 14, sections 15000 et seq."

Notably, the Governor's Order does not suspend public comment or review periods.

In addition to the above, the Governor's Order also suspends tribal consultation request timelines. Specifically, the Order suspends the 30-day timeline for tribes to request consultation under AB52 and, for the next 60-days, precludes lead agencies from deeming a tribe's failure to request consultation as a waiver.

The full text of the Executive Order is available [here](#).

*Tiffany Michou is an Associate at
Harrison, Temblador, Hungerford & Johnson LLP in Sacramento, California*



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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

Louise Miranda-Ramirez, Chairperson
Ohlone/Coastanoan-Esselen Nation
P.O. Box 1301
Monterey, CA 93942

April 22, 2020

Re: Section 106 Consultation - Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901; City of Salinas - HUD Community Development Block Grant Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by May 25, 2020.

Dear Ms. Miranda-Ramirez,

You are being consulted by the City of Salinas (City) due to the use of federal funding on the Catalyst Apartment Rehabilitation Project (Project) to identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the proposed project might affect them.

The City proposes to rehabilitate the existing 5-unit apartment complex located at 235 Martella Street, Salinas, CA 93901 (Figures 1 and 2). This Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation construction activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project costs also include the relocation of current tenants during the rehabilitation.

Proposed Rehabilitation

The existing 5-unit apartment complex was constructed in 1989 and is approximately 2,760 square feet in size. The construction scope of work for this rehabilitation project, which is a David Bacon project, is as specified below.

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.
- Repair siding and repaint entire exterior of the building.

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.

- The proposed project area contains no recorded archaeological resources, based on the archaeological study that was conducted for the entire City of Salinas (Breschini 1988).
- There is low potential for unrecorded historic-period archaeological resources based on review of historical literature and maps.
- There are no Native American resources recorded in or adjacent to the proposed project area based on the ethnographic literature family (Kroeber 1925: 465, Levy 1978: 485), which found that the Native Americans that lived in the area at the time of Euroamerican contact were speakers of the Mutsun language, part of the Costanoan language.
- There is moderate potential for unrecorded Native American resources within the proposed project area because it is near the Alisal Slough, and Native American resources have been found near other waterways and wetlands in Monterey County.
- In summary, while there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, nor further study is recommended because the proposed project would only involve very minimal ground disturbance, and because the citywide survey did not identify any archaeological materials prior to the construction of the current buildings in the project area. However, the NWIC did recommend: 1) The City contact the local Native American tribes regarding traditional, cultural, and religious heritage values. 2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity until a qualified professional archaeologist evaluates the situation and provides recommendations.

As described above, the rehabilitation project is interior and exterior improvements that do not involve ground-disturbing activities, with the exception of the new curb cut ramp that is part of converting two existing parking spaces to one accessible parking space. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area within a previously disturbed location, and no previously undisturbed soil will be affected. However, the City will ensure the construction specifications for the Project include the below measure requiring that, should any unanticipated cultural discoveries occur during construction, all work will cease until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations, and until Native American tribes claiming affinity to the area are contacted.

If evidence of Native American or other cultural resources are identified during the work activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. Native American resources may include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

If human remains are discovered, the Monterey County coroner will be notified within 48 hours, and there will be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

The final environmental determination will be confirmed upon completion of the National Environmental Policy Act (NEPA) documentation. We would like to invite you to be a consulting party in this review to help identify

Response to the Section 106 Consultation by May 25, 2020 for the Catalyst Apartments Rehabilitation Project located on 235 Martella St, Salinas, CA 93901:

Project will have no effect of historical or archeological resources.

Will be a Consulting Party; attached are supporting documentation of my concerns with impacts

Louise Miranda-Ramirez

Date

If the tribe's principal representative in this consultation is different than the name above, please include the new representative name below:

Name: _____ contact #: _____ Email: _____

Figure 2 – Aerial Site Location Map



Luis Ochoa

From: Luis Ochoa
Sent: Friday, July 24, 2020 10:35 AM
To: Louise Ramirez
Cc: Joel Alvarez; Christopher Valenzuela
Subject: City of Salinas - Request for Consultation - Parkside and Catalyst Projects

Good Morning Ms. Ramirez,

Thanks for reaching out to the City of Salinas regarding the Parkside and Catalyst Projects. Your June 20, 2020 letters requesting a consultation for each of these two projects were received outside of the comment period (April 22, 2020 through May 25, 2020). These projects are undergoing a NEPA Environmental Review Record and not a CEQA Environmental Review. Also, from a CEQA standpoint, both of these projects were considered exempt.

In both of these projects, the City will ensure that the below construction specifications and measures requiring that should any unanticipated cultural discoveries occur during construction, all work will cease and Native American tribes, including yours, will be contacted if cultural remains are found:

If evidence of cultural resources (e.g., bones, shells, artifacts) are identified during ground disturbing activities, the construction crews will stop all work within 100 feet of the discovery until the discovery is assessed by a qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards as promulgated in 36 CFR 61 and who has experience with precontact, historic period, and tribal resources) provides recommendations. If human remains are discovered, the Monterey County coroner will be notified within 48 hours, and there will be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

Thank you for your time and interest in both of these projects.

Best,



Luis Ochoa, Community Development Analyst

Community Development Department
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
luis.ochoa@ci.salinas.ca.us | (P) 831-758-7338 | (F) 831-775-4258

From: Louise Ramirez <ramirez.louise@yahoo.com>
Sent: Sunday, June 21, 2020 11:05 PM
To: Luis Ochoa <luis.ochoa@ci.salinas.ca.us>
Subject: consultation

saleki atsa

attached please find OCEN's request for consultation

Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation

www.ohlonecostanoanesselenation.org

Exhibit 10f - City of Salinas SHPO Consultation Letter



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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

June 19, 2020

Ms. Shannon Lauchner Pries
Local Government & Environmental Compliance Unit
California Office of Historic Preservation
Department of Parks & Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: Catalyst Apartments Rehabilitation Project - 235 Martella St, Salinas, CA 93901 (Assessor Parcel Number 003-151-044-000; City of Salinas - HUD Community Development Block Grant (CDBG) Entitlement Program - Response due to the City upon 30-days after the receipt of the letter or by July 22, 2020.

Dear Ms. Lauchner:

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program, and thus is subject to review under 24 CFR Part 58.

The City of Salinas (City) is proposing to assist Interim Inc. (Owner) with the rehabilitation of the existing 5-unit apartment complex (Units A-E) built in 1989 and that is approximately 2,760 square feet in size. The project is located at 235 Martella Street (Figures 1 and 2). The Project will be funded in the amount of \$500,000.00 through the City's FY 2019-20 Community Development Block Grant (CDBG) Entitlement Funds received through the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation activities of this Project. Per the City's HUD approved Citizen Participation Plan (CPP) dated September 19, 2017, the City may fund this project an additional 24.99% or \$124,950 for a total of \$624,950.00 without the need for a substantial amendment. The Project will be a David Bacon project and will also include the relocation cost of current tenants during the rehabilitation process. Below is a detail scope of work for this project:

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.
- Repair siding and repaint entire exterior of the building.

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.
- Install new closet doors, clothes rods, and adjustable shelves in closets.

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.
- Replace Ground Fault Circuit Interrupter (GFI) receptacle.

Bathroom upgrades in all units:

- Rebuild bathroom walls to meet required Americans with Disabilities Act (ADA) clearances.
- Install new lavatory sinks complete with lever faucet, drain, angle stops and supply lines.
- Install new accessible height toilets, complete with angle stop and supply line.
- Install new shower heads and tub spouts (or combined 4-piece shower heads), surrounding tile to 72 inch above drain, drain and valve trim, shower curtain and rod.
- Relocate or replace light and fan combination (with new vacancy switch and new humidistat controls) and GFI receptacle.
- Install new bathroom doors and medicine cabinet.

Parking area and other miscellaneous work:

- Two existing parking spaces will be converted to an accessible ADA parking space with a detectable warning surface within the existing path of travel. The new curb cut ramp requires minor ground disturbance of an approximately 75-square-foot area, and it is the only area within the project where soil will be disturbed.
- Other minor miscellaneous rehabilitation work may be needed as part of this rehabilitation project and shall be consider part of this scope of work.

The City requested a California Historical Resources Information System (CHRIS) records search through the Northwest Information Center (NWIC) at Sonoma State University, and the NWIC provided the following findings and recommendations in a letter dated March 16, 2020:

- While there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, the proposed project description only details very minimal ground disturbance as part of this project. Moreover, the past survey (Breschini 1988), although over 30 years old, failed to identify any archaeological material prior to the construction of the current buildings on

site. Therefore, further study is not recommended at this time. Should the depth and extent of disturbance for this project change, we recommend further review for the possibility of identifying Native American archaeological resources.

- We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.
- If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
- It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351.

The City consulted with thirteen (13) tribes identified through a Native American Heritage Commission (NAHC) Sacred Lands File Search regarding this project. Of these tribes, three (3) were Federally Recognized Tribes, and the remaining ten (10) were local tribes. The tribal consultation period started on April 22, 2020 and finished on May 25, 2020. During the comment period, none of the tribes responded or requested to be a consulting party.

The City of Salinas determines that none of the existing onsite structures are of historical significance and makes a finding of "No Historic Properties Affected" pursuant to 36 CFR 800.4(d)(1) based on the following.

- The subject property is not listed in the National Register of Historic Places or the California Office of Historic Preservation, based on the CHRIS records search and a Native American Heritage Commission Sacred Lands File Search.
- The property is not listed as a local resource on the Historical and Architectural Survey conducted by the City of Salinas.
- The building was constructed in 1989 and is 31 years old.
- The rehabilitation project only includes minor ground disturbance of an approximate area of 75 square feet for a new curb cut ramp.

Given that there is a low potential for historic-period archaeological resources within the project site, a moderate potential for Native American archaeological resources to be within the site, and minimal ground disturbance, the City does not consider any further study or testing of this site necessary. Yet, the City will require the Owner of this project to include the below language in their project's bid construction documents:

If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

Attached for your review are copies of relevant documents supporting our finding, along with Figures 1-4 which include a Regional Aerial Location Map, Aerial Location Map, Project Site Plan, and Existing Project Site Photos. This documentation satisfies requirements set forth at §800.11(d).

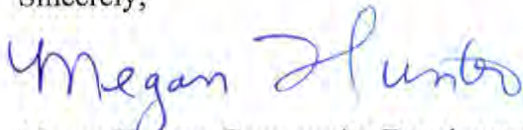
In accordance with §800.4(d)(1)(i), your office has thirty days to object to this finding. Please respond within this timeframe, but no later than July 22, 2020, otherwise we will assume that you concur with our finding. If you concur, please sign on the line below and return a copy of this letter by email or otherwise to:

Luis Ochoa, Community Development Analyst
City of Salinas, Community Development Department
65 W Alisal Street, 2nd Floor
Salinas, CA 93901-2639
Email: luis.ochoa@ci.salinas.ca.us
Phone: 831.758.7338, Fax: 831.775.4258

If you have questions regarding this finding, please directly contact Luis Ochoa, Community Development Analyst, as noted above, or the City's environmental consultant: Kate Giberson, Harris & Associates, Kate.Giberson@WeAreHarris.com.

Thank you for your attention on this matter.

Sincerely,



Megan Hunter, Community Development Director
City of Salinas

Concurrence:

State Historic Preservation Officer

Date

Figure 1 – Regional Aerial Location Map

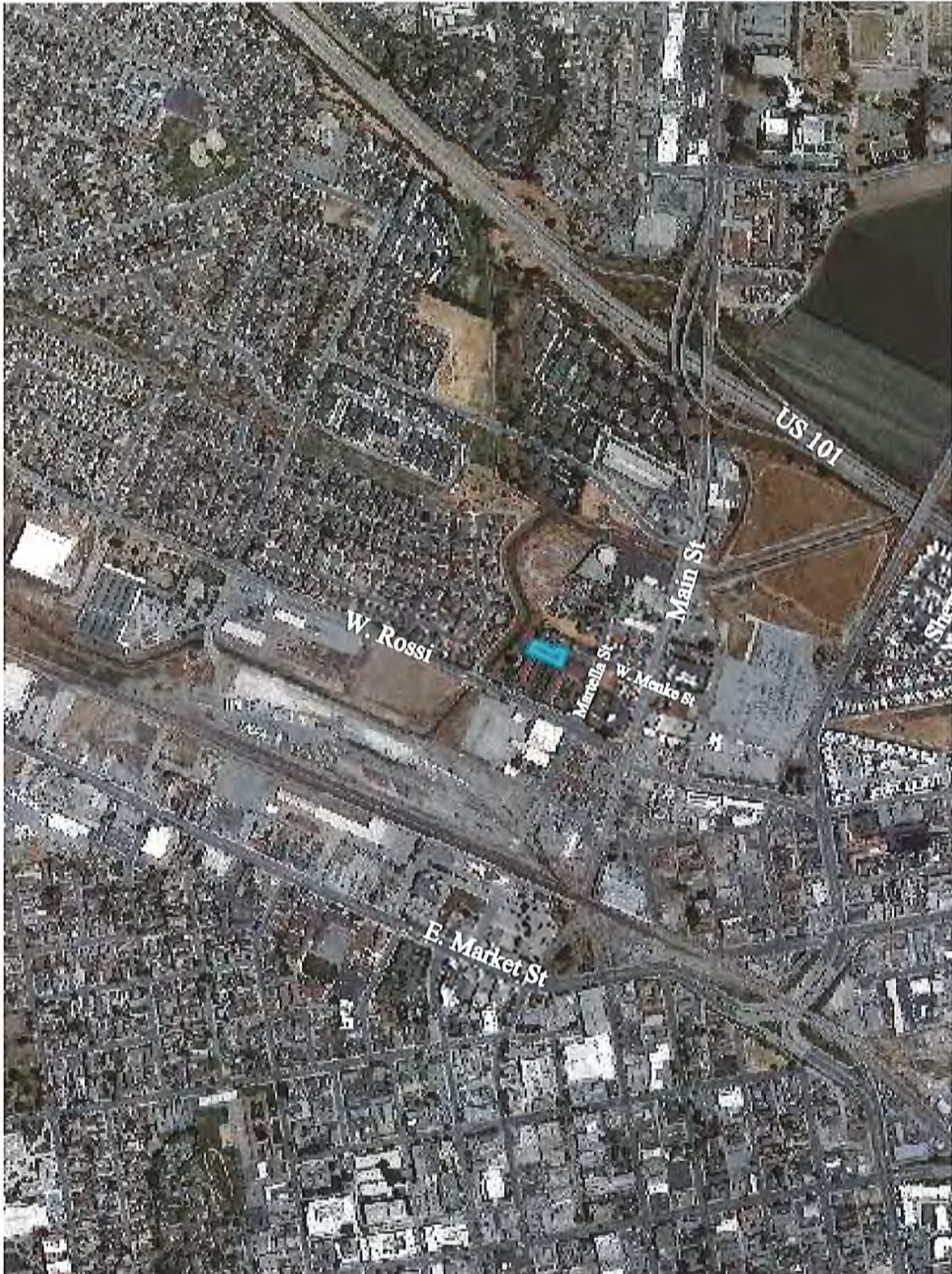


Figure 2 – Aerial Site Location Map



Figure 3 – Project Site Plan

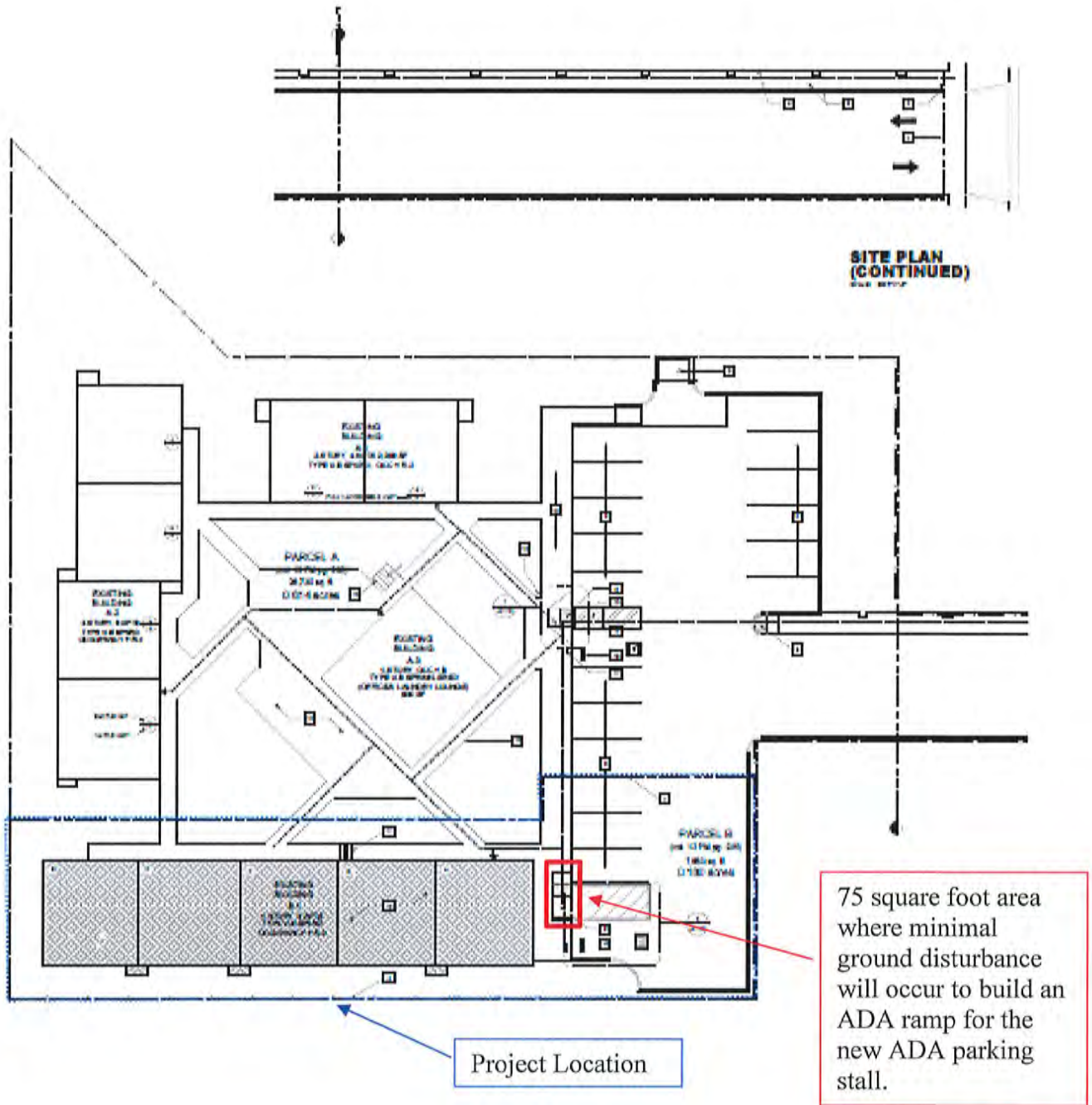


Figure 4 – Existing Project Site Photos



Exhibit 10g - SHPO Concurrence Letter



State of California • Natural Resources Agency

Gavin Newsom, Governor

DEPARTMENT OF PARKS AND RECREATION OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

July 17, 2020
[VIA EMAIL]

Refer to HUD_2020_0622_001

Ms. Megan Hunter
Community Development Director
Community Development Department
City of Salinas
65 West Alisal Street
Salinas, CA 93901

Re: Catalyst Apartments Multifamily Residential Rehabilitation Project at 235 Martella Street,
Salinas, CA

Dear Ms. Hunter:

The California State Historic Preservation Officer received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Pursuant to 36 CFR §800.4(d) we do not object to the City of Salinas's finding that no historic properties will be affected by the proposed Catalyst Apartments multifamily residential rehabilitation project located at 235 Martella Street. However, the City may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

We appreciate the City of Salinas's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov.

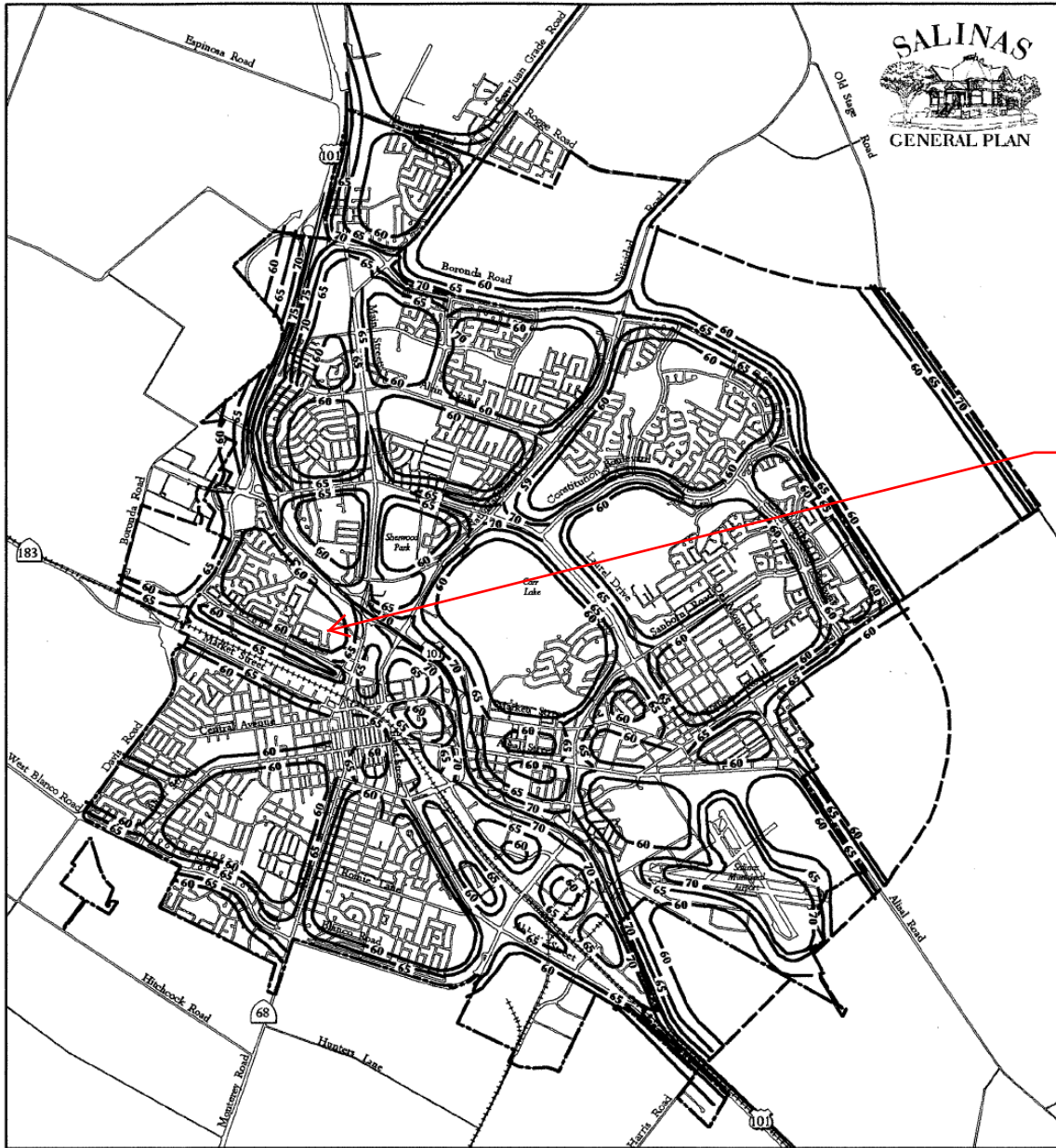
Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julianne Polanco".

Julianne Polanco
State Historic Preservation Officer

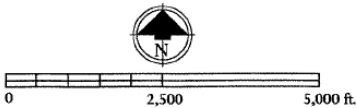
Exhibit 11 - Future Noise Contours and Impact Areas Map



Project location within the 60 decibel contour line.

Sources: Wieland Associates, 2001

- City Boundary
- Growth Area Boundary
- Future Community Noise Equivalent Level (CNEL) Contours



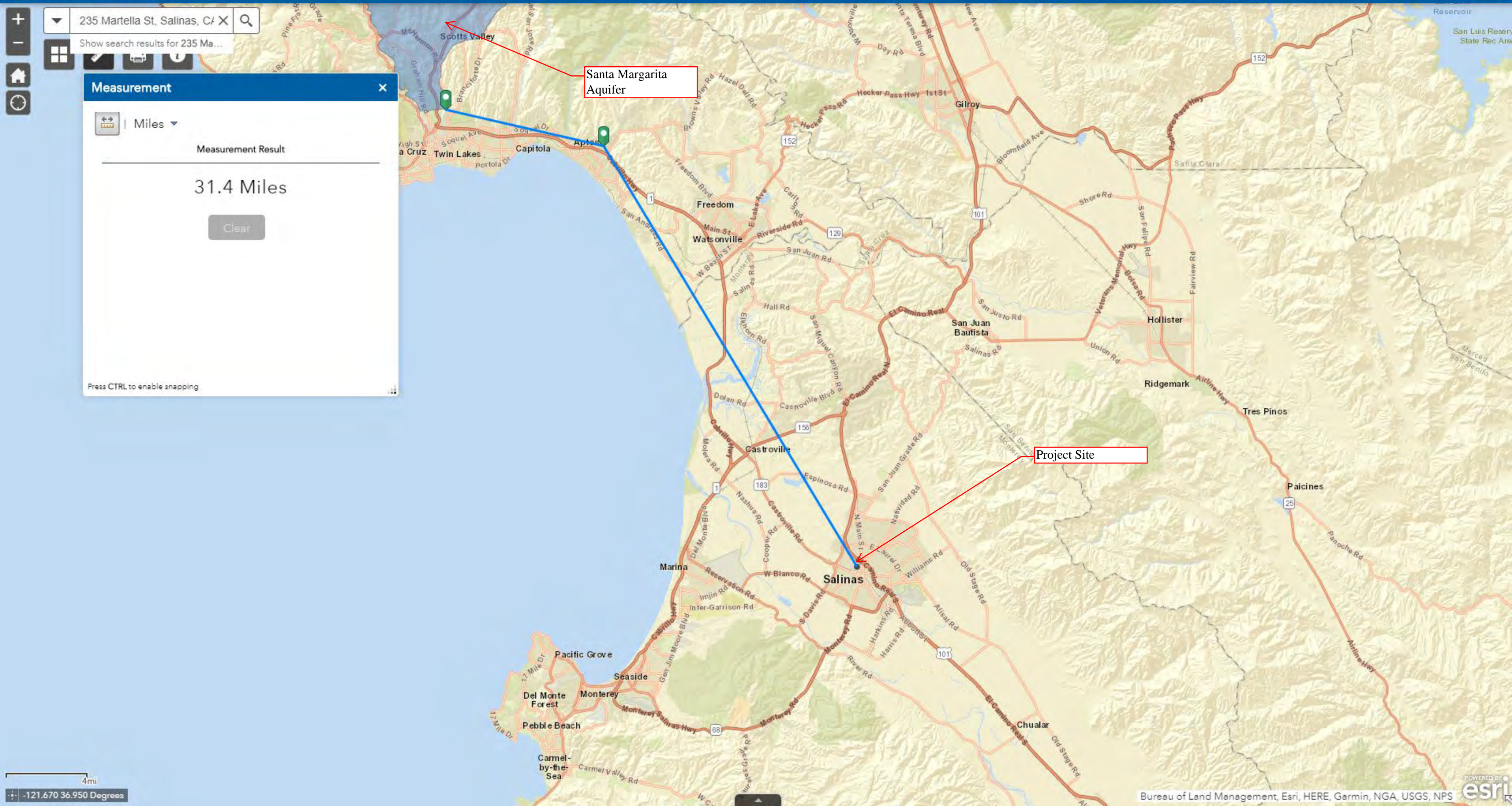
City of Salinas
General Plan

Figure N-1
**Future Noise Contours
and Impact Areas**

September 2002

Exhibit 12 - Sole Source Aquifers Map

Sole Source Aquifers



Measurement

Miles

Measurement Result

31.4 Miles

Clear

Press CTRL to enable snapping

Exhibit 13 - National Wetlands Inventory Map

- BASEMAPS >
- MAP LAYERS >
- Wetlands 1 2
 - Riparian 1 2
 - Riparian Mapping Areas 1 2
 - Data Source 1 2
 - Source Type
 - Image Scale
 - Image Year
 - Areas of Interest 2
 - FWS Managed Lands 1 2
 - Historic Wetland Data 1 2



1:2,257
36,683 | -121,656

Exhibit 14a - Nationwide River Inventory Map

Search Google Maps

See travel times, traffic and nearby places

Project Site

Closest Wild and Scenic River

24.69 mi

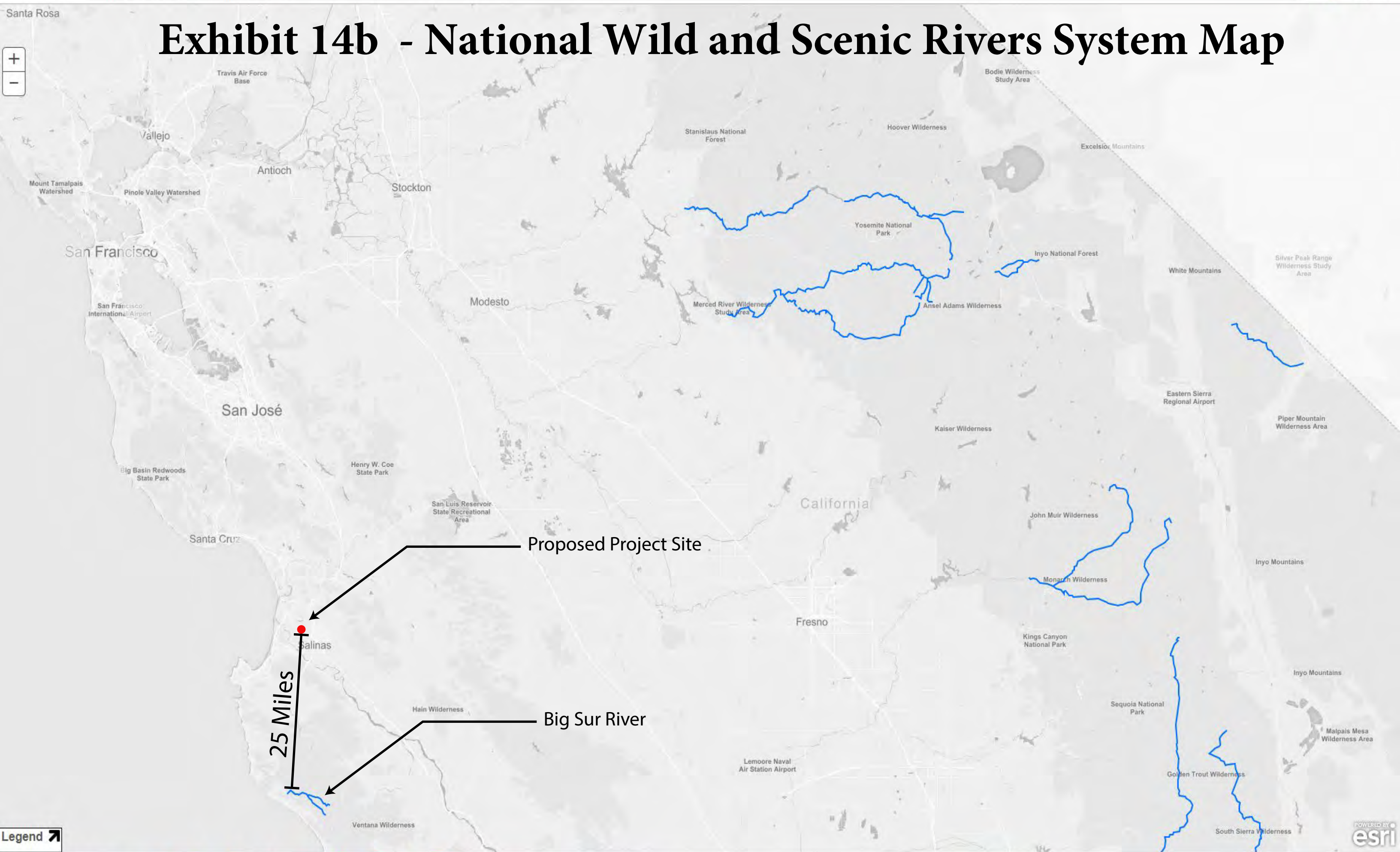
Measure distance

Click on the map to add to your path

Total distance: 24.69 mi (39.74 km)



Exhibit 14b - National Wild and Scenic Rivers System Map



Proposed Project Site

Big Sur River

25 Miles

Legend

POWERED BY esri



Exhibit 15 - EPA's Environmental Justice Screening and Mapping Tool Map

Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**
Demographic Indicators
EJ Indexes

Variable: PM 2.5
Ozone
NATA Diesel PM
NATA Cancer Risk
NATA Respiratory HI
Traffic Proximity
Lead Paint Indicator
Superfund Proximity
RMP Proximity
Hazardous Waste Proximity
Wastewater Discharge Indicator

Add to Map

Select Map Contents

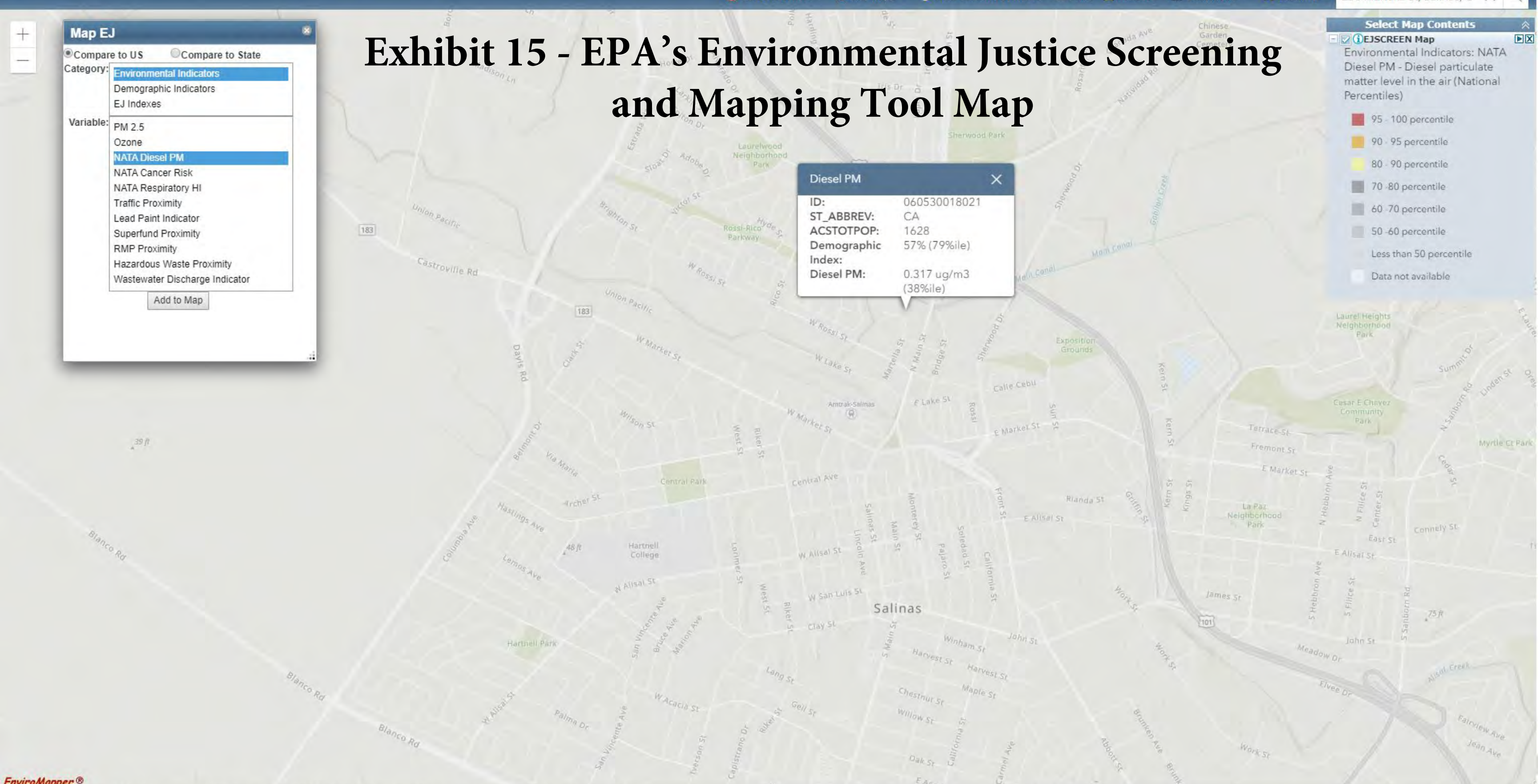
EJSCREEN Map

Environmental Indicators: NATA Diesel PM - Diesel particulate matter level in the air (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Diesel PM

ID: 060530018021
ST_ABBREV: CA
ACSTOTPOP: 1628
Demographic Index: 57% (79%ile)
Diesel PM: 0.317 ug/m3 (38%ile)



Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**

- Demographic Indicators
- EJ Indexes

Variable: **PM 2.5**

- Ozone
- NATA Diesel PM
- NATA Cancer Risk
- NATA Respiratory HI
- Traffic Proximity
- Lead Paint Indicator
- Superfund Proximity
- RMP Proximity
- Hazardous Waste Proximity
- Wastewater Discharge Indicator

Add to Map

Select Map Contents

EJSCREEN Map

Environmental Indicators: Ozone - Ozone level in the air (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Ozone

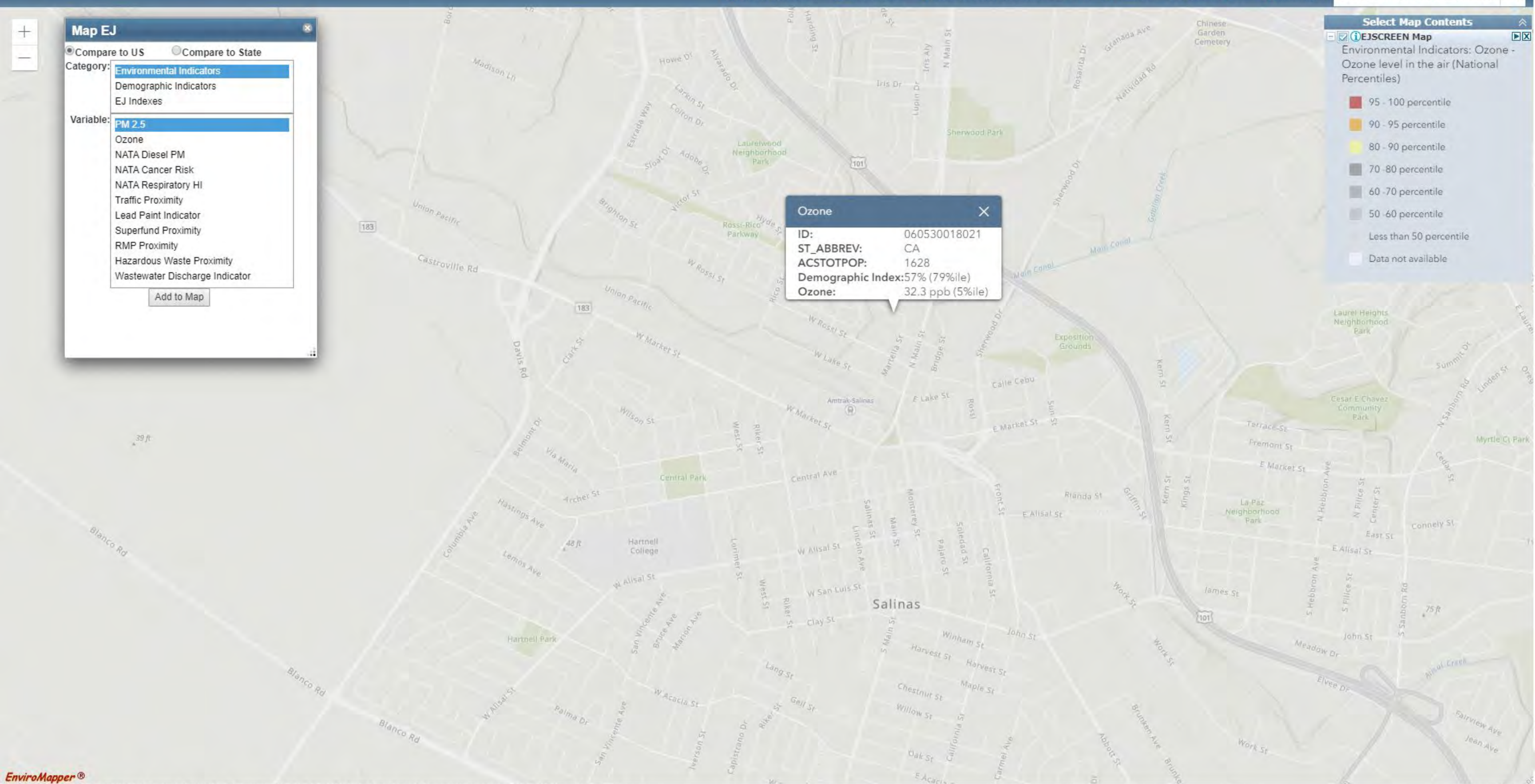
ID: 060530018021

ST_ABBREV: CA

ACSTOTPOP: 1628

Demographic Index: 57% (79%ile)

Ozone: 32.3 ppb (5%ile)





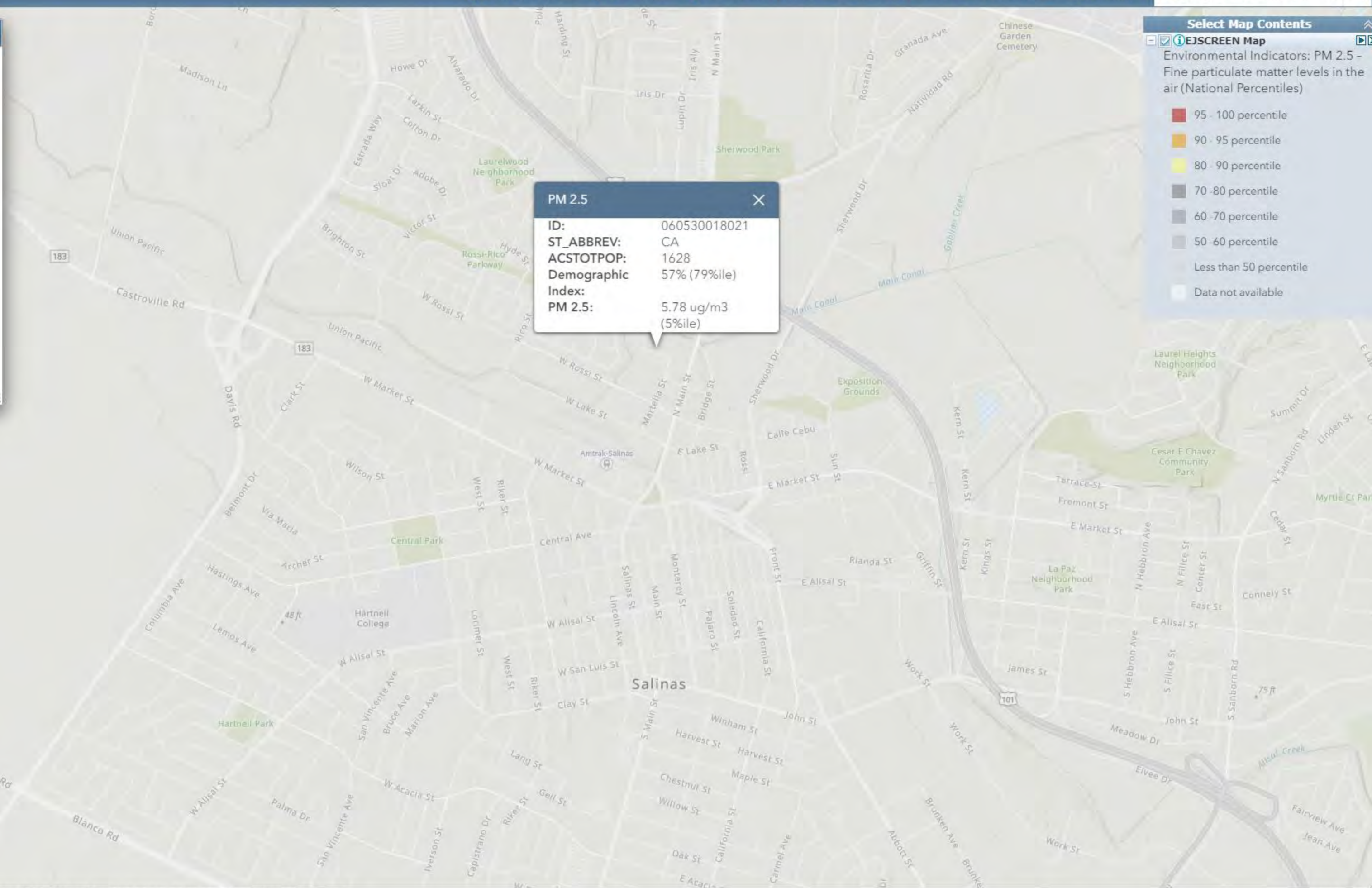
Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**
 Demographic Indicators
 EJ Indexes

Variable: **PM 2.5**
 Ozone
 NATA Diesel PM
 NATA Cancer Risk
 NATA Respiratory HI
 Traffic Proximity
 Lead Paint Indicator
 Superfund Proximity
 RMP Proximity
 Hazardous Waste Proximity
 Wastewater Discharge Indicator

Add to Map



PM 2.5

ID:	060530018021
ST_ABBREV:	CA
ACSTOTPOP:	1628
Demographic Index:	57% (79thile)
PM 2.5:	5.78 ug/m3 (5thile)

Select Map Contents

EJSCREEN Map

Environmental Indicators: PM 2.5 - Fine particulate matter levels in the air (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**

- Demographic Indicators
- EJ Indexes

Variable:

- PM 2.5
- Ozone
- NATA Diesel PM
- NATA Cancer Risk
- NATA Respiratory HI
- Traffic Proximity
- Lead Paint Indicator
- Superfund Proximity
- RMP Proximity
- Hazardous Waste Proximity**
- Wastewater Discharge Indicator

Add to Map

Select Map Contents

EJSCREEN Map

Environmental Indicators: Waste Facility Proximity - Count of Transfer, Storage, and Disposal Facilities divided by the distance (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

TSDF Proximity

ID: 060530018021

ST_ABBREV: CA

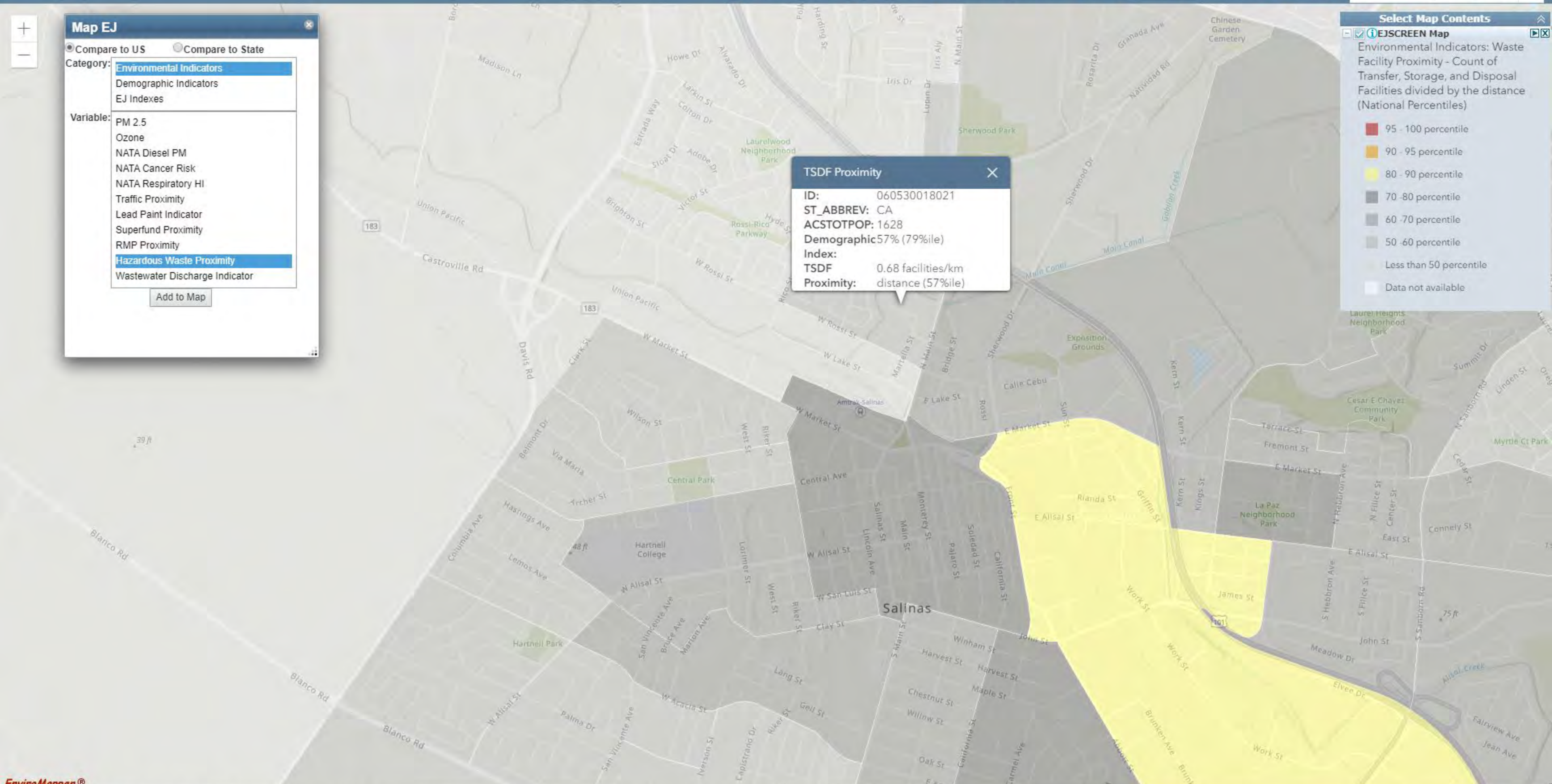
ACSTOTPOP: 1628

Demographic 57% (79%ile)

Index:

TSDF: 0.68 facilities/km

Proximity: distance (57%ile)





Map EJ

Compare to US Compare to State

Category: Environmental Indicators
Demographic Indicators
EJ Indexes

Variable: PM 2.5
Ozone
NATA Diesel PM
NATA Cancer Risk
NATA Respiratory HI
Traffic Proximity
Lead Paint Indicator
Superfund Proximity
RMP Proximity
Hazardous Waste Proximity
Wastewater Discharge Indicator

Add to Map

Select Map Contents

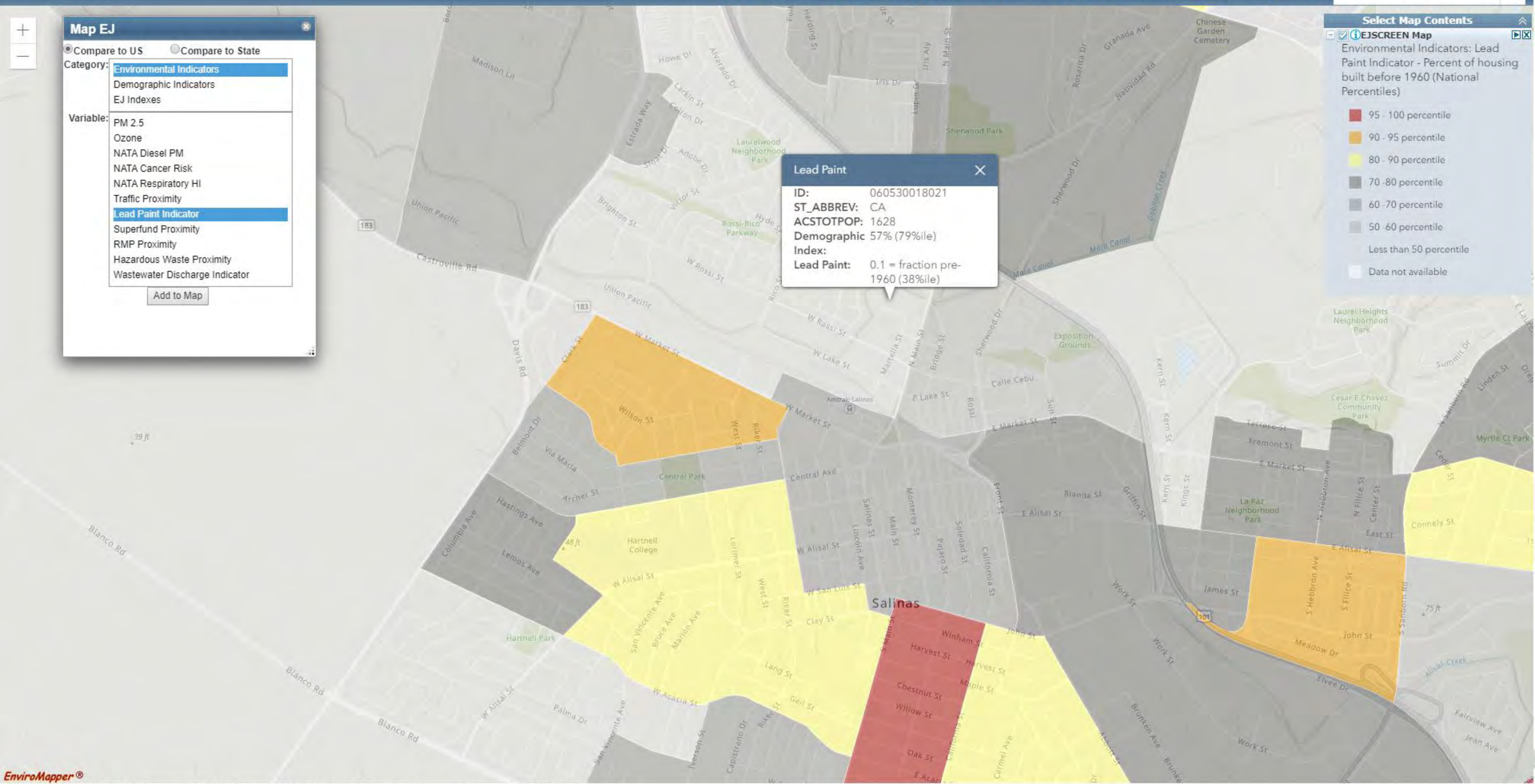
EJSCREEN Map

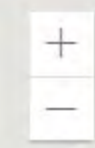
Environmental Indicators: Lead Paint Indicator - Percent of housing built before 1960 (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Lead Paint

ID: 060530018021
ST_ABBREV: CA
ACSTOTPOP: 1628
Demographic Index: 57% (79%ile)
Lead Paint: 0.1 = fraction pre-1960 (38%ile)



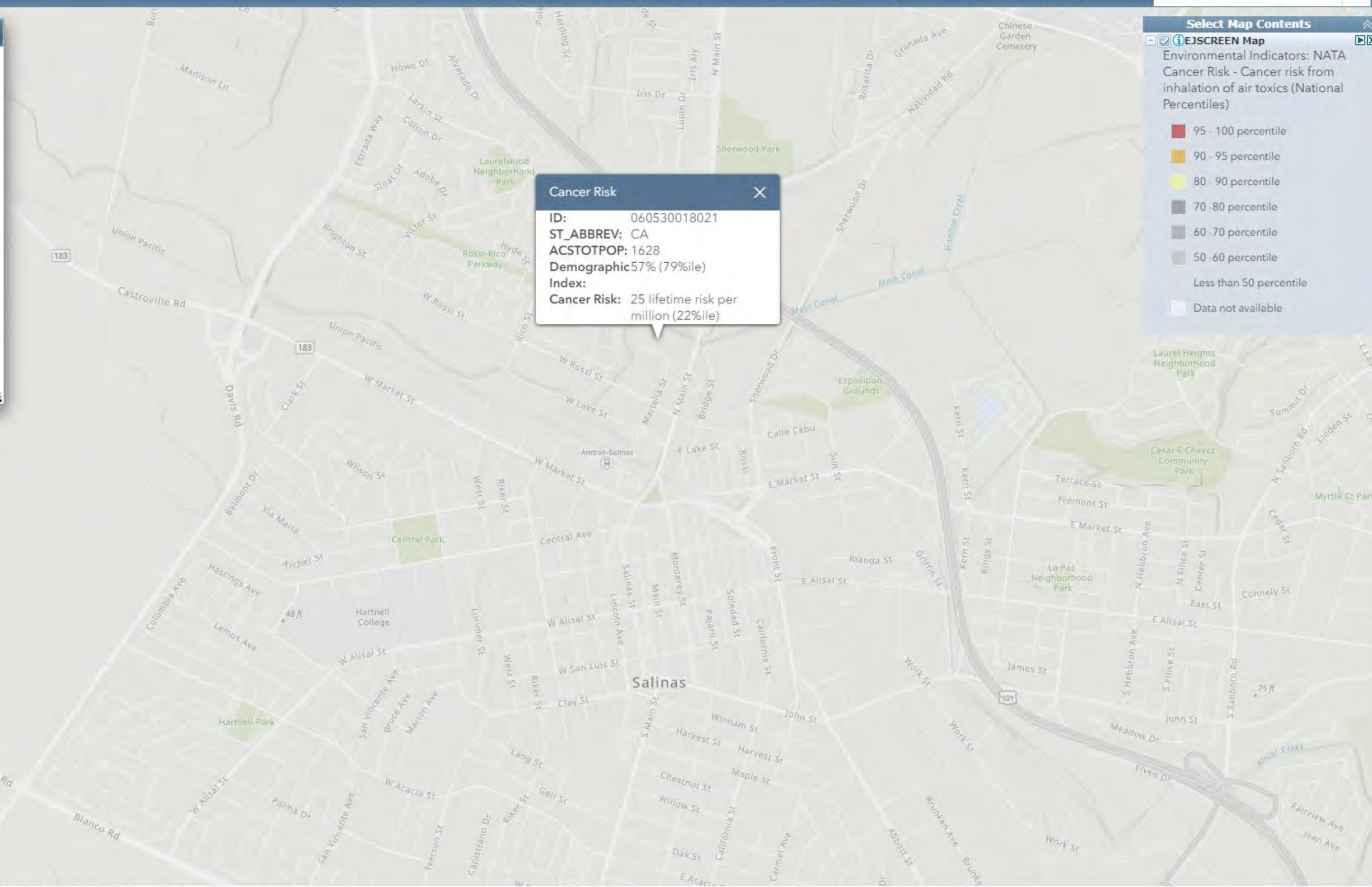


Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**
 Demographic Indicators
 EJ Indexes

Variable: PM 2.5
 Ozone
 NATA Diesel PM
NATA Cancer Risk
 NATA Respiratory HI
 Traffic Proximity
 Lead Paint Indicator
 Superfund Proximity
 RMP Proximity
 Hazardous Waste Proximity
 Wastewater Discharge Indicator

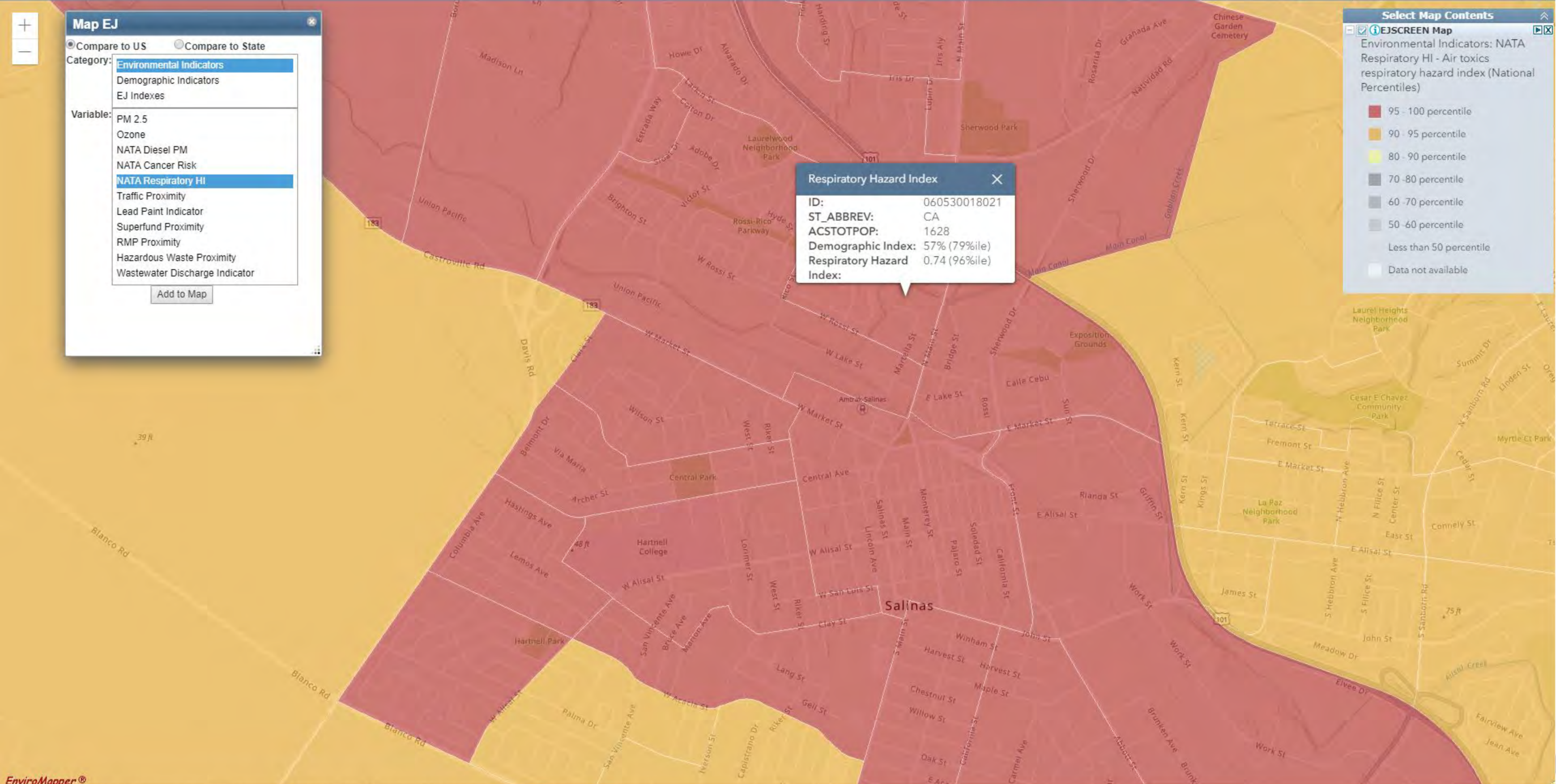


Select Map Contents

EJSCREEN Map

Environmental Indicators: NATA
 Cancer Risk - Cancer risk from inhalation of air toxics (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available



Map EJ

Compare to US Compare to State

Category: Environmental Indicators
Demographic Indicators
EJ Indexes

Variable: PM 2.5
Ozone
NATA Diesel PM
NATA Cancer Risk
NATA Respiratory HI
Traffic Proximity
Lead Paint Indicator
Superfund Proximity
RMP Proximity
Hazardous Waste Proximity
Wastewater Discharge Indicator

Add to Map

Select Map Contents

EJSCREEN Map

Environmental Indicators: NATA Respiratory HI - Air toxics respiratory hazard index (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Respiratory Hazard Index

ID: 060530018021
ST_ABBREV: CA
ACSTOTPOP: 1628
Demographic Index: 57% (79%ile)
Respiratory Hazard Index: 0.74 (96%ile)

Map EJ

Compare to US Compare to State

Category: Environmental Indicators
Demographic Indicators
EJ Indexes

Variable: PM 2.5
Ozone
NATA Diesel PM
NATA Cancer Risk
NATA Respiratory HI
Traffic Proximity
Lead Paint Indicator
Superfund Proximity
RMP Proximity
Hazardous Waste Proximity
Wastewater Discharge Indicator

Add to Map

Select Map Contents

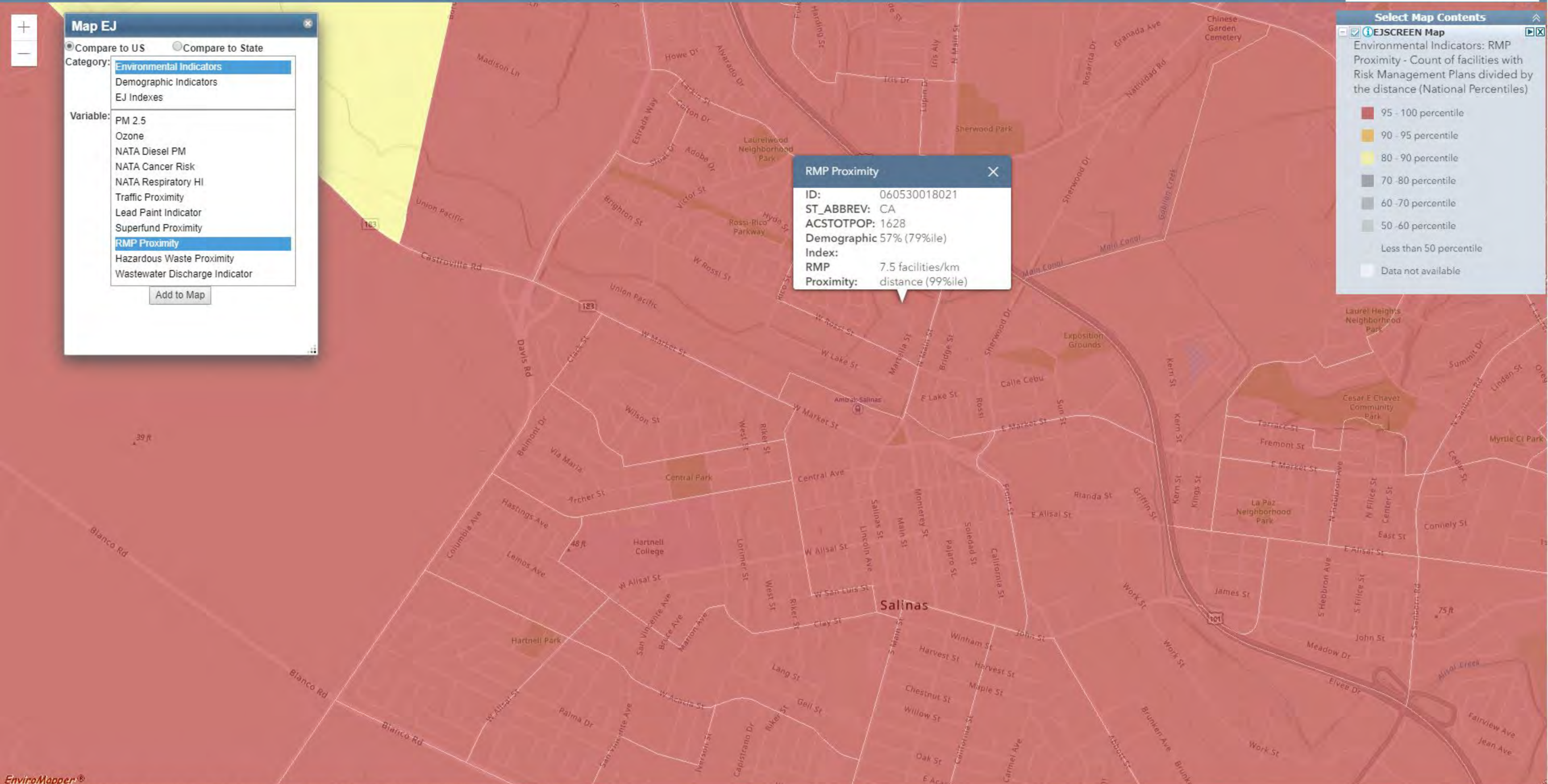
EJSCREEN Map

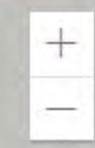
Environmental Indicators: RMP Proximity - Count of facilities with Risk Management Plans divided by the distance (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

RMP Proximity

ID: 060530018021
ST_ABBREV: CA
ACSTOTPOP: 1628
Demographic 57% (79%ile)
Index:
RMP Proximity: 7.5 facilities/km distance (99%ile)





Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**
 Demographic Indicators
 EJ Indexes

Variable:
 PM 2.5
 Ozone
 NATA Diesel PM
 NATA Cancer Risk
 NATA Respiratory HI
 Traffic Proximity
 Lead Paint Indicator
Superfund Proximity
 RMP Proximity
 Hazardous Waste Proximity
 Wastewater Discharge Indicator

Add to Map

NPL Proximity

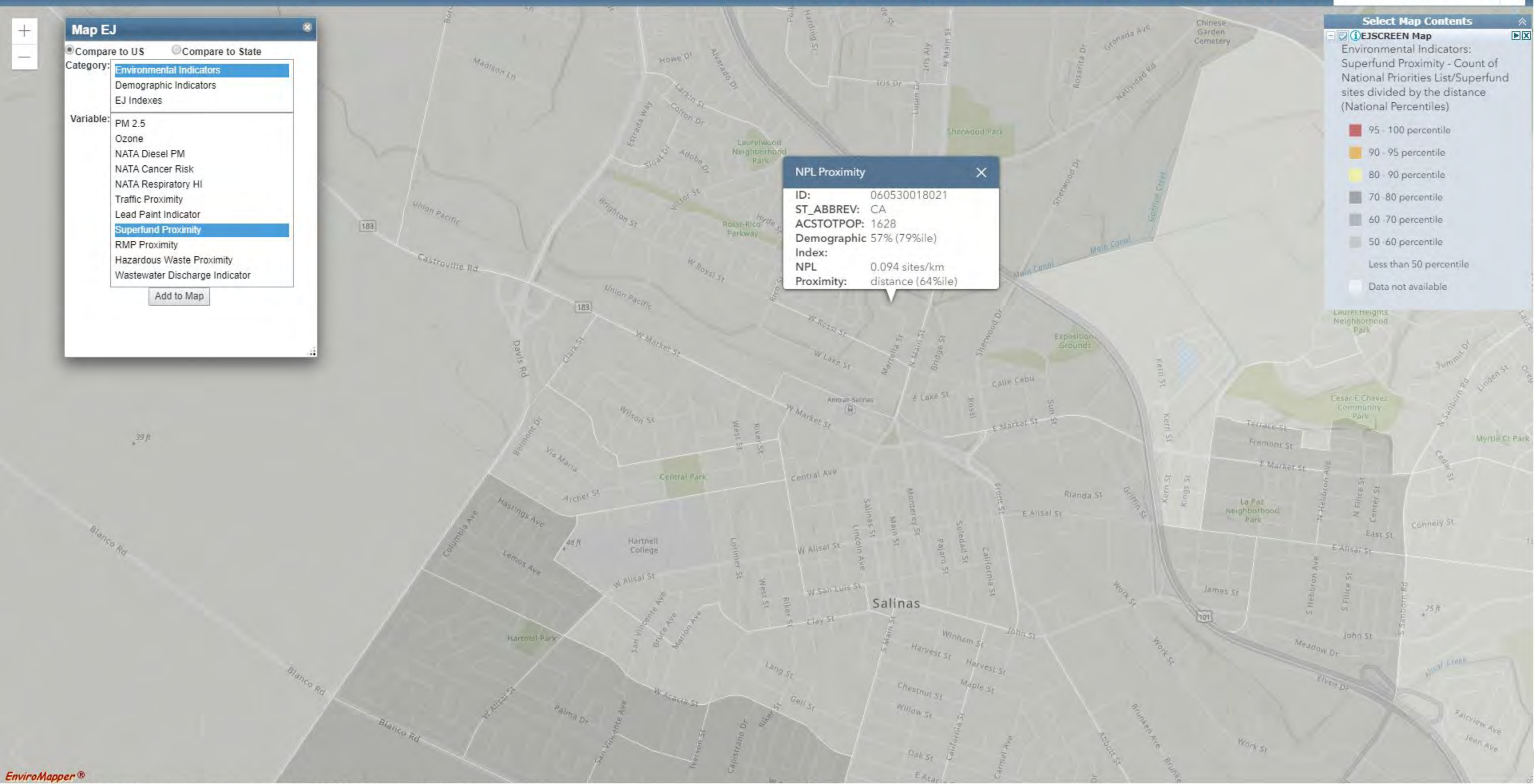
ID: 060530018021
 ST_ABBREV: CA
 ACSTOTPOP: 1628
 Demographic 57% (79%ile)
 Index:
 NPL 0.094 sites/km
 Proximity: distance (64%ile)

Select Map Contents

EJSCREEN Map

Environmental Indicators:
 Superfund Proximity - Count of National Priorities List/Superfund sites divided by the distance (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available



Map EJ

Compare to US Compare to State

Category: Environmental Indicators

- Demographic Indicators
- EJ Indexes

Variable: PM 2.5

- Ozone
- NATA Diesel PM
- NATA Cancer Risk
- NATA Respiratory HI
- Traffic Proximity**
- Lead Paint Indicator
- Superfund Proximity
- RMP Proximity
- Hazardous Waste Proximity
- Wastewater Discharge Indicator

Add to Map

Select Map Contents

EJSCREEN Map

Environmental Indicators: Traffic Proximity - Count of vehicles per day at major roads divided by the distance (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Traffic Proximity

ID: 060530018021

ST_ABBREV: CA

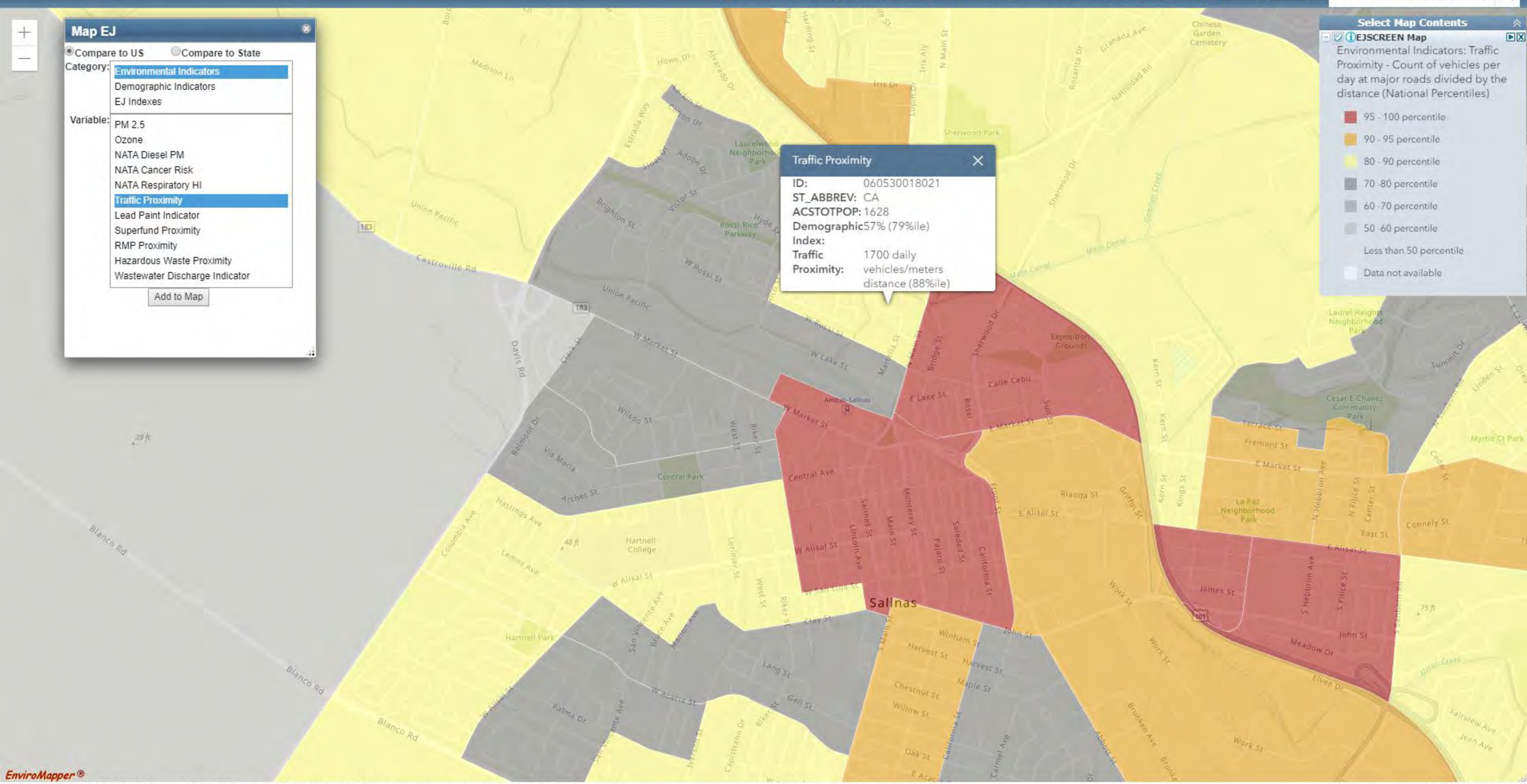
ACSTOTPOP: 1628

Demographic: 57% (79%ile)

Index:

Traffic: 1700 daily

Proximity: vehicles/meters distance (88%ile)



Map EJ

Compare to US Compare to State

Category: **Environmental Indicators**
 Demographic Indicators
 EJ Indexes

Variable:
 PM 2.5
 Ozone
 NATA Diesel PM
 NATA Cancer Risk
 NATA Respiratory HI
 Traffic Proximity
 Lead Paint Indicator
 Superfund Proximity
 RMP Proximity
 Hazardous Waste Proximity
Wastewater Discharge Indicator

Add to Map

Select Map Contents

EJSCREEN Map

Environmental Indicators:
 Wastewater Discharge Indicator - Toxicity-weighted concentration/meter distance (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Wastewater Discharge Indicator

ID: 060530018021
 ST_ABBREV: CA
 ACSTOTPOP: 1628
 Demographic: 57% (79%ile)
 Index:
 Wastewater Discharge Indicator: 0.00021 toxicity-weighted concentration/meters distance (57%ile)

