



**U.S. Department of Housing and Urban
Development**

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Sun Rose Apartments

Responsible Entity: County of Monterey

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

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC

**Certifying Officer Name and Title: Anastacia Wyatt, Housing Program Manager, County of
Monterey**

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

Consultant (if applicable): **R.L. Hastings & Associates, LLC**

Direct Comments to:

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Project Location:

439 Soledad Street, Salinas, CA 93901

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

Interim, Inc. in collaboration with Monterey County Behavioral Health will develop property owned by Interim, Inc. since 1980 at 439 Soledad St. in Salinas, CA as supportive housing for very low-income adults with mental illness.

The Sun Rose Apartments (the “Project”) will be built on an approximately 0.3-acre site located at 439 Soledad Street, Salinas, Monterey County, California 93901. The project proposes to demolish the existing 8-bedroom transitional housing structure on the site and build a new 11-unit supportive housing facility to house 8 transitional housing and 8 permanent housing residents.

- Nine units will be permanent supportive housing for very low-income adults with psychiatric disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness. Seven of the units will be studio apartments that will house one person each. Two of the units will be 1-bedroom apartments that house one person each. The nine units will be regulated under NPLH.
- One eight-bedroom unit will be transitional housing for eight residents who are homeless or at-risk of homelessness, who have psychiatric disabilities, and who are enrolled in a full-service partnership under the MCHOME program, a collaborative of Interim and MCBHB that provides outreach and intensive integrated services and housing for homeless adults. The one 8-bedroom transitional housing unit will be funded through other sources (capital, operating.) The transitional housing replaces a current 8-bedroom transitional housing unit that is on the site and which will be demolished.
- One unit will be a studio apartment to house a resident manager.
- Sun Rose Apartments will include a Community Room for tenants and private offices for supportive services. The community space will be shared by both the transitional unit and the permanent housing units. Supportive services will be provided to all tenants. The supportive services will be funded by Monterey County Behavioral Health under an existing contract with Interim Inc., who will be the service provider.

All housing will be “special needs housing” intended to benefit persons with disabilities and will provide supportive services on site.

The project will include the installation or replacement of curbing, gutters, sidewalks, storm drains and lighting as required.

Description of the Area

The City of Salinas is located in Monterey County just under 8 miles from the Pacific Ocean. Salinas is the capital of the Salinas Valley, which has long been known as "The Salad Bowl of the World" for its fresh produce, and which is also renowned for its flowers and vineyards. More recently, the region is emerging as a world hub of agricultural technology, or “agtech.”

Although agriculture is the foundation of the local economy, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital.

Description of the Surrounding Neighborhood

The proposed 11-unit project is to be located at 439 Soledad in a residential neighborhood. The site is surrounded on all sides by residential uses. There are commercial uses at the south end of Soledad Street on John Street and behind the housing across Soledad Street to the west on Pajaro Street.

Construction and Design Description

The Project will consist of one approximately 33' tall 3-story building containing 11 units. The building will be Type V-B construction, fully sprinkled, per the California Building Code with wood frame construction. Foundation will consist of either a reinforced matt foundation or pier and grade beam due to the soil conditions. Both slab foundations will include a moisture barrier. Exterior will be stucco with weather resistant barrier and fully insulated walls. Roof is designed to be mansard style roof with space for mechanical systems and solar panels. Each apartment in the proposed development will include the following amenities: range, refrigerator, microwave, heating and blinds. All of the apartments will be designed for energy efficiency and include energy efficient appliances.

Nine of the eleven units will be permanent supportive housing for very low-income adults with psychiatric disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness. Seven of the nine units will be one-bedroom apartments averaging 380 sq. ft. that will house one person each. Two of the nine units will be studio apartments averaging 281 sq. ft. that will house one person each. One eight-bedroom unit (3,400 sq. ft.) will be transitional housing for eight residents who are homeless or at-risk of homelessness, who have psychiatric disabilities, and who are enrolled in a full-service partnership under the MCHOME program, a collaborative of Interim and MCBHB that provides outreach and intensive integrated services and housing for homeless adults. One unit will be a studio apartment to house a resident manager (Averaging 281 sq. ft).

Additionally, the Subject will have two offices for support services, community room with computer area and separate food prep area, and laundry room. The community space will be approximately 868 sq. ft. excluding the laundry room, which will contain 2 washers and 2 dryers.

Common amenities include laundry facilities and on-site resident manager.

Permanent Sources of Project Funding:

County of Monterey

1)	Inclusionary Housing Funds -	\$ 550,000
2)	Whole Person Care -	\$2,700,000
3)	CDBG – Capital Funds -	<u>\$1,066,771</u>
	County Total -	\$4,316,771
4)	State (HCD – NPLH) – COSR (9 Units)	\$1,674,054
5)	State (HCD – NPLH) – Capital Funds	\$1,284,000
	NPLH Total -	<u>\$2,958,054</u>
6)	City of Salinas CDBG/HOME (not committed)	\$ 500,000
7)	Private Donations	<u>\$ 758,150</u>
	Total Estimated Costs -	<u>\$8,532,975</u>

Development Partners will include: [This includes architect and other firms and agencies]

- 1) Monterey County Behavioral Health.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposed project is to replace 8 bedrooms of transitional housing with 10 units of transitional and supportive housing plus one manager's unit. The project will provide supportive services for 8 residents in transitional housing and 8 residents in permanent housing. Transitional and permanent supportive housing are an identified need in California and in the City of Salinas and Monterey County, as is low-income housing for this and all population groups.

NEED FOR SERVICES AND HOUSING IN MONTEREY COUNTY

A summary of results from the 2019 Monterey County Point-In-Time Homeless Census (by Applied Survey Research), which was published in the updated version of the Lead Me Home May 2019 Plan, indicate there were 2,422 homeless persons at the point in time that the census was conducted. This is a decrease of 415 people from the 2017 Census. A large percentage (76%) of these people are unsheltered homeless and there continues to be a significant percentage of persons living outdoors (59%), in vehicles, and in structures or indoor areas not meant for habitation. Since 2013, it appears that the location of homeless persons has shifted from the Monterey Peninsula to the greater Salinas area, most likely because of the increased services available there. A majority (78%) claim Monterey as their residence prior to their homelessness.

Health conditions are a factor, with 44% of the County's homeless stating they have depression, and 45% reporting drug/alcohol abuse. A large percentage (39%) were not receiving any government benefits. Respondents to the Census indicated overwhelmingly (82%) that they would accept safe, permanent and affordable housing if available.

In response to questions about what prevented them from obtaining housing, The Homeless Point-In-Time Census & Survey found that respondents overwhelmingly report that they could not afford rent (76%). Other respondents reported other income or access related issues that prevented them from obtaining housing: lack of access to income/jobs (66%), no money for moving costs (48%) or a lack of transportation (20%).

Among Monterey County's homeless, 23% fit the definition of chronically homeless[1]. Of those who are chronically homeless, 86% are unsheltered. According to the comparison of 2017 and 2019 subpopulations, the number of adults with serious mental illness increased amongst those who are both sheltered and unsheltered.

Of the total homeless population, 45% self identifies as having substance use issues, 44% has depression, 23% Post Traumatic Stress Disorder, and 19% other mental health issues. As this is self-reported, the incidence is likely to be higher than reported.

Chronically Homeless - Of the Homeless Population, 23% are identified as chronically homeless, with 86% of those being unsheltered.

Of chronically homeless, 67% self- identify as having drug and alcohol use issues, 49% identify as having depression, 23% self-identify as having mental health conditions, with 24% having Post Traumatic Stress Disorder (PTSD). It is likely that many people who identify as having PTSD have mental illness. Over half (58%) of chronically homeless survey respondents identified alcohol or drug use as the primary cause of their homelessness; this was an increase from 32% in 2015.

Housing Needs/ Low Income People with Psychiatric Disabilities - In Monterey County, most adults with a serious mental illness are very low income and on public assistance. The average Social Security Income of a single disabled individual in the Monterey/Salinas area in 2019 is \$931 per month. The current Fair Market Rent of a studio apartment in Monterey County according to HUD is \$1089, whereas a one-bedroom apartment Fair Market Rent according to HUD is \$1240. These rents exceed an individual’s social security monthly income. The Section 8 Housing Choice Voucher (HCV) Program provides government rental assistance to subsidize rent for very low-income individuals. Tenant-based vouchers increase affordable housing choices for very low-income families; families with a tenant-based voucher can choose and lease safe, decent, and affordable privately-owned rental housing.

When the Section 8 HCV waiting list was opened in October of 2018 1547 households applied. As too many applications were received, only 808 of the randomly selected applications were placed on the waiting list. As of November 2018, the voucher waiting list is currently closed.

Even with Section 8 rental subsidies, it is difficult finding owners willing to accept them. The 100 Homeless Set-aside vouchers are currently all used. Additionally, the HACM has announced that they are “over-subscribed” and will not be giving out any new project- based housing vouchers.

Additional obstacles are bad credit reports for individuals and bad references from previous landlords.

There is a desperate need for affordable housing for those individuals with both psychiatric disabilities and low income. This is a vulnerable population that traditionally has difficulty acquiring and maintaining housing.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The subject property is in a residential neighborhood near the city core that is fully developed out. As the neighborhood is fully developed, there are no development trends. The site currently contains an 8-unit transitional housing facility which this project will replace.

Funding Information

Grant Number	HUD Program	Funding Amount
	CDBG (Monterey County)	1,066,771
	CDBG (Salinas)	500,000

Estimated Total HUD Funded Amount: \$1,566,771

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$8,532,975

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

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

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- The project site is located approximately 9,800 feet northwest of the Salinas Airport. There are no military airfields in or near the project area.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- See Attachment A: Airport Hazards</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Not applicable in California</i></p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06053C0217G dated 4.2.09, the project site is located in Zone X, Area of 0.2 Percent Annual Chance Flood Hazard.</p> <p>- Flood insurance is available but is not required.</p> <p>- See Attachment B: Floodplain Management</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></p> <p>- Per the EPA Greenbook, Monterey County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- See Attachment C: Air Quality</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 9 miles east of the Coastal Zone per the Monterey County Coastal Zone map downloaded from https://www.coastal.ca.gov/maps/czb/.</p> <p>- See Attachment D: CZM Act</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new development for habitation; but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site.</i></p> <p>-A Phase I ESA prepared by M3 Environmental Consulting (M3), dated September 20, 2019, with a site visit on September 17, 2019, found no evidence of Recognized Environmental Conditions (RECs), Controlled REC’s or Historic REC’s in connection with the site. No further action was recommended.</p> <p>- M3 notes that the house on the site may contain asbestos-containing materials and lead-based paint.</p> <p>- ATC Associates, Inc. prepared an Asbestos Inspection Report dated May 2000, with a site visit on April 7, 2000. The Report identified ACM in the house and recommended that prior to any demolition activities that will impact asbestos-containing materials identified that they be removed and disposed of by a certified asbestos abatement contractor using proper engineering controls and worker protection.</p> <p>- M3 prepared a limited Vapor Encroachment Screening (VES) for the site. Based on a review of off-site database listings, M3 identified no Vapor Encroachment Conditions (VECs) at the project site.</p>

		<p>- State and local requirements regulating the proper handling and disposal of ACM and LBP will be adhered with during the demolition of the existing structures on the site.</p> <p>- See Attachment E: Toxics & Hazards</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>- <i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- The project site is currently fully developed with a house, concrete driveway and landscaping covering the entire site.</p> <p>- The USFW Critical Habitat map indicates no critical habitat on or near the project site.</p> <p>- Marcus H. Bole & Associates (Bole) prepared a Preliminary Biological Assessment of the site in early January 2020. Bole concluded that “due to the density of residential properties and paved street surfaces, there is no habitat to support any of these plants or wildlife species. Although no nests were observed within onsite trees, these trees have potential to support nesting raptors or other listed species including those protected by the Federal Migratory Bird Treaty Act of 1917.</p> <p>- Bole recommended that if construction activities are to occur during the nesting season (March 15-September 15), a qualified biologist should conduct a preconstruction survey no more than one month prior to construction to establish whether protected avian species nests are on, or within 500 feet of the project site. If nests are occupied, minimization and avoidance measures will be coordinated with the California Department of Fish and Wildlife.</p> <p>- See Attachment F: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- A search conducted by the Monterey Bay Air Resources District identified 2 AST’s within a one-mile radius of the project site. An assessment of both sites conducted using the Acceptable Separation Distance (ASD) Electronic Assessment Tool from the HUD Exchange determined that both AST sites are situated an Acceptable Separation Distance from the project site. The sites, located at 254 Commission Street (2,000 gallons) and 40 Simas Street (3,000 gallons) in Salinas, are located approximately 2,435 feet and 4,180 feet from the project site, respectively, significantly outside of the 369.16 feet ASD for Thermal Radiation for People (ASDPPU).</p> <p>- See Attachment E: Toxic & Hazards</p>

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site does not include soil defined as “Prime Farmland” but does contain “Prime Farmland if Irrigated” as identified by the USDA, NRCS. The project site does not include “Unique Farmland” or “Farmland of Statewide Importance”.</i></p> <p>- 100% of site soils are in Map Unit Symbol SbA. Soils in Map Unit Symbol SbA are rated "Prime Farmland if Irrigated."</p> <p>- Although the site contains a listed soil, the site is located in an area committed to urban uses and is therefore exempt.</p> <p><i>Verified through Web Soil Survey downloads from the USDA, NRCS website at https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</i></p> <p>- See Attachment G: FPPA</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06053C0217G dated 4.2.09, the project site is located in Zone X, Area of 0.2 Percent Annual Chance Flood Hazard.</p> <p>- See Attachment B: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>SHPO and the County of Monterey have determined that no historic properties will be affected by the project.</i></p> <p>- See Attachment A: Historic Preservation</p> <p>Attachment A contains the following supporting documentation: State Historic Preservation Officer (SHPO) concurrence letter dated 12.12.19; SHPO consultation letter dated 11.18.19 wherein the County stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); California Historical Resources Information System (CHRIS) Records Search dated 10.22.19; an Archaeological Study on the project site prepared by Historic Resource Associates dated November 2019, with a site visit on November 6, 2019; a letter from Kent L. Seavy commenting on the potential historic significance of the property; Tribal Directory Assessment Information (TDAI) list for Monterey County; Native American Heritage Commission (NAHC) response letter dated 10.25.19; Consultation letters sent to TDAI and NAHC list contacts dated 10.15.19 – no responses received, and; National Register of Historic Places (NRHP) map of NRHP sites in the project area which identifies one property approximately 500 feet northwest of the project site.</p>

		- See Attachment H: Historic Preservation
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<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and the project site is located within 1,000 feet of an arterial roadway. After construction parts of the building may be within line-of-sight. The project is also located within 3,000 feet of an active railroad line but not within line-of-sight.</i></p> <p>- The project site is located approximately 330 feet from John Street, a major arterial roadway. Although shielded by other buildings a portion of the building post-construction may be partially within line-of-sight.</p> <p>- A HUD NAG study using CalTrans vehicle count data on John Street near Highway 101 calculated the DNL at 64.5807, below the HUD criterion level of 65. A HUD NAG study using City of Salinas traffic count numbers from the opposite side of John Street near Main Street showed significantly lower traffic counts and calculated the DNL at 61.428. Both DNL's are below the HUD criterion for external noise.</p> <p>- The project is located approximately 1,400 feet from an active railroad line but is shielded by other buildings and is, therefore, not within line-of-sight.</p> <p>- The Salinas Airport is located approximately 9,800 feet southeast of the project site. The site is outside of the 65 dBA noise contour.</p> <p>- The project is located within the 60 dBA noise contour in the Salinas General Plan.</p> <p>See Attachment I: Noise Abatement</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p> <p>- See Attachment J: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat</i></p> <p>Verified by: Wetlands Map downloaded from https://fws.gov/wetlands on 11.19.19.</p> <p>- The U.S. Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper indicates that there are no wetlands on or adjacent to the project site.</p> <p>- See Attachment K: Wetlands Protection</p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. The Big Sur river is several miles south of the project site.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded from</i> https://www.rivers.gov/river-app/index.html?state=CA</p> <p>- See Attachment L: W&S Rivers Act</p>
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<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition.</i></p> <p>- The proposed 11-unit project has no aggregate Environmental Justice issues identified by the EPA EJSCREEN Report (Version 2019) or in this NEPA. EJ data was collected at the 0.125, .025, 0.5, .075, and 1-mile radii. Every Environmental Indicator (EI), discussed below, are significantly higher or significantly lower than levels at the State, EPA Region and U.S. level: 4 of 11 are significantly higher and 7 of 11 are significantly lower.</p> <p>- In all but four (4) of the <i>Environmental Indicators</i> (EI), the project area, using the 0.125-mile radius centered on the project site to represent the project site, has a significantly lower EI value than the State, EPA Region and U.S. average values. In the remaining four (4), the site values are significantly higher. Six (6) of the eleven (11) EI improve as you move out to the 1-mile radius but only one (1), <i>Traffic Proximity</i>, improves significantly. The remaining five (5) only improve in value between .001 point and 1 point, which is not a significant change.</p> <p>- There is some contradiction in the numbers as although <i>Traffic Proximity</i> is the value that is most significantly higher than the values at all other radii and the State, EPA Region and U.S. values, and the <i>NATA Respiratory Hazard Index</i> is significantly higher, the two of which are related, <i>NATA Cancer Risk</i>, <i>NATA Diesel</i>, <i>Ozone</i>, and <i>PM2.5</i> are all significantly lower at the project site.</p> <p>- In respect to <i>Demographic Indicators</i> (DI), the site is significantly higher than the State, EPA Region and U.S. in all DI except <i>Population over 64 years of age</i>. The composite score <i>Demographic Index</i> at 85%, <i>Minority Population</i> at 93% and <i>Low Income Population</i> at 78% are all significantly higher than the</p>

	<p>State, EPA Region and U.S. percentages. These values drop significantly as you move out from the project site to the 1-mile radius, to 62%, 74% and 49% respectively.</p> <ul style="list-style-type: none">- The project site clearly has a high concentration of minority and low income populations but has mixed results in respect to environmental factors per the EJScreen Reports. Given that Traffic Proximity and Volume and NATA Respiratory Hazard Index appear to be counterbalanced by the other four (4) indicators, as discussed above, it would appear that based on the EJScreen data, the site does not pose Environmental Justice issues.- Based on data contained in this Environmental Assessment, the site does not have Environmental Justice issues.- Taken <i>in toto</i>, we can conclude that Environmental Justice is not a significant factor.- Additionally, the project will benefit the low-income population by bringing much needed affordable housing units for special needs populations to the neighborhood and community. <p>- See Attachment M: Environmental Justice</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<ul style="list-style-type: none"> - The project site is zoned Residential Medium Density (RM) and has a Land Use designation of Residential Medium Density which allow for the proposed use. - Project design must comply with City design standards (2017 rev.) and must be approved by the City to ensure that the design is compatible with the City design standards and with the neighborhood. - See Attachment O: Land Development
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Slope</p> <ul style="list-style-type: none"> - The project site is relatively level with an average slope rating of 1.0 (1%) by the USDA NRCS. The Geotechnical Investigation did find some slope conditions on the site and a swale on the north side sloping west to east at approximately 30%. The existing structure was constructed conforming to existing slope conditions and the do the same. - Slope will have no impact on site development. <p>Soil Suitability/Erosion/Drainage</p> <ul style="list-style-type: none"> - A <i>Geotechnical Investigation</i> prepared by Soil Surveys Group Inc. (SS) for the project site dated December 21, 2018, with a site visit on November 7, 2018, found the site suitable for the project with the recommendations contained in the report for recompaction of loose/soft soils and mitigation of expansive soils.

		<p>- SS found that “[t]he near surface soil at the project site has the potential to erode, especially if protective vegetation is removed. Therefore, all new cut and fill slopes as well as all disturbed soil areas must be seeded with grass or landscape plants for erosion control and to prevent sloughing soil from blocking drainage patterns at the project site. Such erosion control measures shall be taken at completion of grading and during building construction.”</p> <p>- Landscaping and drainage features incorporated into the landscaping will minimize any erosion potential and channel drainage and stormwater runoff into the City’s stormwater system along Soledad Street.</p> <p>- For projects that will include soil disturbance during construction, applicants must submit an Erosion and Sediment Control Plan (E&SC Plan) for approval by the City prior to the issuance of certain permits, including all Grading Permits, most Building Permits.</p> <p>StormWater Runoff</p> <p>- Effective October 1,2019, the City of Salinas was issued a new NPDES permit by the California Regional Water Quality Control Board (Order R3-2019-0073, NPDES No. CA0049981). Provide a Stormwater Control Plan that addresses Performance Requirements 1 and 2 of the Post-Construction Stormwater Management Requirements (Resolution No. R3-2013-0032).</p> <p>- See Attachment N: Geotechnical and Attachment O: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>4</p>	<p>Earthquake Faults and Earthquake Potential</p> <p>- The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements.</p> <p>- The site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no faults are known to pass through the property. There are nine (9) faults within 35 km of the site. The nearest fault is located 5.67 km to the southwest of the site – the Reliz Fault. Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the property, the potential for surface rupture or lurch cracking is considered to be low.</p> <p>- Prior to the issuance of building permits, the City will ensure that structures are designed and will be constructed in accordance with CBC requirements during the building permit issuance process and construction site inspections.</p> <p>Landslide Potential</p> <p>- Due to the low gradient of the site and immediately surrounding area, landsliding is not a hazard for the site.</p>

Liquefaction Potential

- Considering the deeper soil and presence of groundwater at the project site, the potential risk for occurrence of damaging liquefaction or lateral spreading is considered to be moderate during a strong seismic event.

Tsunami and Seiches Potential

According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is in the Salinas Quadrangle which has no Tsunami Inundation Areas.

Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water near the project site.

Noise

- An increase in existing noise levels is expected during the construction phase of improvements. However, such noise would be temporary and recognized as customary for such improvements. Operation of heavy machinery used in grading and trenching would be the primary source of noise during project construction. Construction would generate noise of varying intensity and duration, depending on the particular task (i.e. grading versus boring). Noise levels, therefore, would vary throughout the construction process. The contractor is required to comply with time periods and other controls established for construction activities. The City's standard conditions include limitations on hours of construction as follows:

- During construction, the City will require that standard BMP's be adhered to including allowable hours for use of equipment and other construction activities. Construction activities are limited to between 7:00 a.m. and 9:00 p.m. on weekdays.

- All construction equipment must be maintained according to the manufacturer's specifications, and noise generating construction equipment must be equipped with mufflers.

Wildland Fires Potential

- The project will not expose people or structures to significant risk of loss or injury due to wild-land fires. The project site is located in an area classified as a Local Responsibility Area (LRA) Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) by Cal Fire.

Verified by Cal Fire "Very High Fire Hazard Severity Zones in LRA" map.

Emergency Response & Access

- The project replaces an existing structure and makes no modifications to roadways creating no new access issues. The City through its plan review

		<p>process has ensured that the planned structure has adequate ingress and egress for emergency services.</p> <p>- See approved Site Plan Review 2019-13</p> <p>Hazardous Materials</p> <p>- The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.</p> <p><i>Verified by Phase I ESA prepared by M3 Environmental Consulting LLC dated September 20, 2019</i></p> <p>Construction Site Safety</p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- See Project Description; Attachment E: Toxics & Hazards; Attachment N: Geotechnical, and; Attachment O: Land Development.</p>
Energy Consumption	1	<p>- The project will comply with Title 24 requirements for energy efficiency. All appliances will be Energy Star rated.</p> <p>- Verified by Alejandro Amezcua, Interim, Inc.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base.</p> <p>- Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.</p>
Demographic Character Changes, Displacement	2	<p>- At 11 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the City of Salinas rather than to attract and bring in new residents.</p> <p>- Current residents are in transitional housing on 1-year leases and will transition out prior to demolition of the current structure.</p>

		- See Attachment P: Socioeconomic – Legal Opinion
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Educational Facilities</p> <ul style="list-style-type: none"> - The project is small, composed of only 11 units and will house 16 adult residents and 1 adult manager and will therefore have no impact on schools. - In addition, the project will pay school impact fees designed to mitigate any potential impacts on schools. <p>Cultural Facilities</p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Salinas and the surrounding area but, due to the small project size and that the project is intended to serve existing City residents, the increased demand is not expected to exceed the capacity of existing facilities. - Additionally, there are adequate cultural facilities in the City and surrounding areas including the following: <ul style="list-style-type: none"> - The National Steinbeck Center (1 Main Street) and the John Steinbeck Library (350 Lincoln Avenue) located a few blocks from the site. - The City of Salinas has three (3) libraries: <ul style="list-style-type: none"> John Steinbeck Library, 350 Lincoln Avenue, Salinas, CA 93901 (see above) Cesar Chavez Library, 615 Williams Road, Salinas, CA 93905 El Gabilan Public Library, 1400 North Main Street, Salinas, CA 93906 - Hartnell Community College, the adjacent Central Park (and their sports fields); - The Monterey and Salinas Valley Railroad Museum (adjacent to the art deco Amtrak Station at 11 Station Place); - The City of Salinas has numerous cultural facilities and events honoring the multiethnic immigrants who settled the area, such as the Jose' Eusebio Boronda Adobe Case, a California Historical Landmark (333 Boronda Road);

		<p>- The Confucius Church and the Buddhist Temple of Salinas are located in Chinatown and an Asian Festival is held in Chinatown annually to celebrate the cultural and historical presence of the Chinese, Filipino, and Japanese communities in Salinas.</p> <p>- Due to its size, the project is anticipated to have little impact on cultural facilities due to increased use.</p> <p>- See Attachment Q: Community Facilities & Services</p>
Commercial Facilities	1	<p>- The proposed project may potentially benefit nearby businesses as a result of some increased business but as the project is a small 11-unit project, any effects are expected to be minimal.</p>
Health Care and Social Services	2	<p>Health Care</p> <p>- The proposed project is not expected to significantly impact demand for health care in the area due to the small size of the project (11 units) and that the project is designed for current residents of the area,. Sufficient health care is available in the City of Salinas and in Monterey County to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant.</p> <p>- The Salinas Valley Memorial Hospital is located at 450 East Romnie Lane. The hospital is a “Public District Hospital” and have a Charity Care Program to assist the uninsured. They also have a cash discount program that allows the hospital to forgive up to 75% of the costs (based on income) if the client pays in cash.</p> <p>- The Natividad Medical Center and Hospital is located at 1441 Constitution Blvd. The Hospital is a County Hospital (a “Public Safety Net Hospital”) and has a Charity Care Program to assist the uninsured. The Hospital also has a cash discount program.</p> <p>- Both hospitals have capacity in their emergency rooms for the proposed project. The ambulance service will determine which hospital to go to depending on the type of problem and insurance (if any) the patient has. Natividad has a trauma facility and Salinas Memorial specializes in cardiac and neural issues.</p> <p>Social Services</p> <p>- Such social services as may be needed, are offered by a wide variety of both public and private non-profit agencies in the City of Salinas and in other nearby cities and the County.</p>

		<ul style="list-style-type: none"> - Additionally, Supportive Services will be provided on site: Case management and mental health services and assistance with transportation to essential services as needed. - The project is anticipated to have little impact on local social services due to the on-site services being offered and such services as needed will be coordinated by staff at the site. - Medication support services, supportive education and employment services, dual recovery support services. Medication support services are provided either by Interim Inc or by Monterey County Behavioral Health. Locations are either at County clinics or provided by Interim at the Pajaro Wellness Center, owned by Interim and located approximately one block from this proposed project (339 Pajaro Street, Salinas.) Supported education and employment services, dual recovery services, peer support services are provided at the Pajaro Wellness Center or the Wellness Center Annex <p>- See Attachment Q: Community Facilities & Services</p>
Solid Waste Disposal / Recycling	2	<ul style="list-style-type: none"> - The proposed project may generate additional solid waste but will not exceed the City's ability to collect or recycle solid waste. The project is replacing a smaller 8-unit facility that was located on the site and is anticipated to generate little additional increment in solid waste. - Republic Services of Salinas will provide both solid waste and recycling pickup service to the project. Any additional solid waste generated by the project but will not exceed the County's ability to collect or recycle solid waste, nor significantly impact landfill capacity. - The Johnson Canyon Landfill is located at 31400 Johnson Canyon Road, Gonzales, CA (831) 675-2165. The transfer station is Sun Street Transfer Station, located at 139 Sun Street in Salinas. Recycling is done at A & S Metals, 456 Brunkin Avenue, Salinas or Waste Management, on 16250 Blakee Road, Castroville. - The existing facility currently receives solid waste disposal service and the Project has received a CEQA Exemption – all necessary services are available and adequate for the project. <p>- See Attachment Q: Community Facilities and Services</p>
Waste Water / Sanitary Sewers	2	<ul style="list-style-type: none"> - Wastewater will be collected and processed by the City of Salinas. The proposed project may result in a small increase in wastewater generation by the additional 3 units but will not exceed existing treatment plant capacities. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities.

		<ul style="list-style-type: none"> - The waste management plant has sufficient capacity to service the project. - The existing facility currently receives waste water service and the Project has received a CEQA Exemption – all necessary services are available and adequate for the project.
Water Supply	2	<ul style="list-style-type: none"> - Water will be provided by CalWater, a subsidiary of the California Water Services Company. The proposed project may result in a slight increase in demand on the City’s water supply but will not exceed the capacity of the City’s existing water supply. All water service in this area is supplied by ground water - The project is replacing an 8-unit project with only 3 additional units and is intended to serve existing area residents and, therefore, there should be a shifting of demand rather than an increase. If the project were to serve all new residents of the City the population increase does not substantially deviate from population projections in the General Plan, which were taken into account to determine that there is adequate municipal water capacity. - The existing facility currently receives water service and the Project has received a CEQA Exemption – all necessary services are available and adequate for the project. <p>- See Attachment Q: Community Facilities and Services</p>
Public Safety - Police, Fire and Emergency Medical	2	<ul style="list-style-type: none"> - The existing facility currently receives all public safety services and the Project has received a CEQA Exemption – all necessary services are available and adequate for the project. <p>Public Safety - Police</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the small size of the project (11 units) with only 3 units being added over the existing size, and that the project is intended to serve existing area residents rather than draw new residents into the area. - The Salinas Police Department is located at 222 Lincoln Avenue, approximately 0.5 miles to the northwest of the project site. Emergency response is estimated at 1-2 minutes, while non-emergencies are estimated at 5 minutes to 4 hours depending on time of day, other calls for service, etc. <p>Public Safety - Fire</p> <ul style="list-style-type: none"> - The proposed project is not anticipated to increase demand for fire protection services since there is an existing structure on the site.

		<p>Compliance with all fire protection requirements of the City of Salinas, the Monterey County Fire Department and the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts, and replacing the current structure with a new structure that meets current codes will reduce the fire risk from the current risk level for a structure that is over 80 years old.</p> <ul style="list-style-type: none"> - Station No. 1 is located at 216 West Alisal Street, approximately 0.3 miles northwest of the proposed project site. The Fire Department has the capacity to include the proposed project. - The project is required to comply with the Uniform Fire Code, all state, federal, Monterey County Fire Department requirements and the City of Salinas General Plan Safety Element. <p>Public Safety – Emergency Medical Services</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current area residents and have only 3 additional units from the existing housing. - The Salinas Valley Memorial Hospital is located at 450 East Romie Lane, approximately 0.75 miles southeast of the project site by vehicle. The Hospital is a “Public District Hospital” and has a Charity Care Program to assist the uninsured. They also have a cash discount program that allows the hospital to forgive up to 75% of the costs (based on income) if the client pays in cash. - The Natividad Medical Center and Hospital is located at 1441 Constitution Blvd. The Hospital is a County Hospital (a “Public Safety Net Hospital”) and has a Charity Care Program to assist the uninsured. The Hospital also has a cash discount program. - Both hospitals have capacity in their emergency rooms for the proposed project. The ambulance service would determine which hospital to go to depending on the type of problem and insurance (if any) the patient has. Natividad has a new trauma facility and Salinas Memorial specializes in cardiac and neural issues. <p>- See Attachment Q: Community Facilities and Services</p>
Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> - The proposed project may generate a moderate increase in demand on and for parks, open space and recreational opportunities. There are abundant parks, open space and recreational opportunities in the surrounding areas, including Salinas City parks and parks in surrounding communities. In addition, the project includes a community room. - The city’s Walkability map indicates that the project site is no further than 0.5 miles from a city park or recreation facility.

		<ul style="list-style-type: none"> - Attachment P includes a map showing the project site in relation to city parks and recreational facilities. - The City is currently doing initial research and consulting with the community to prepare a Parks, Rec, & Libraries Master Plan. Over the last few months, the city’s consultants have been analyzing the data received from initial outreach effort which included five community meetings, online and paper surveys and over 30 pop-up activities at various local events and with established groups. Over 2000 residents participated in this effort. - Additionally, the City will assess development impact fees when building permits are issued for construction of the project. These fees are designed to offset any potential impacts of new development on city services, including parks. <p>See Attachment Q: Community Facilities and Services</p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p>Accessibility</p> <ul style="list-style-type: none"> - The project is required to and will meet all Federal, State and Local regulations governing accessibility. - 8 parking spaces will be provided on site as permitted for a special needs housing development with all units affordable to lower income tenants except the manager’s unit. - The site is within one-half mile of fixed bus route service that operates 8 times per day, with unobstructed access to that service. The project site is located 0.2 miles from the bus stop for Line 48 MST at Alisal and Soledad Street. <p>Transportation</p> <ul style="list-style-type: none"> - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. - The project will only have 3 additional units from the prior facility and will, therefore, generate a less-than-significant increase in traffic on Soledad Street and other area roadways. John Street, at the end of the block to the south, is a major arterial and Pajaro Street, one block to the west, is a minor arterial leading into and out of the city center. Neither will be impacted by any additional traffic generated by 3 additional units. - The nearest Monterey/Salinas Transit (MST) bus stop is at the corner of E. Alisal and Soledad Streets, approximately 0.2 miles (1,100 feet) from the project site. In addition, the countywide MST Transit Center (located at 110 Salinas Street) is approximately 0.5 miles from the site. This bus-line runs between the nearby cities of

		<p>Seaside and Marina, making commercial facilities and community services available in all three cities accessible.</p> <p>- Abbott Street/Front Street and Pajaro Street have bike lanes and/or bike paths. Pajaro Street is one street over from Soledad Street and leads into the city center.</p> <p>See Attachment T: Transportation</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>- The project site is fully developed and level (slope rating of 1.0) with no unique natural features. There are no water resources on or adjacent to the site.</p> <p>- See Project Description – USGS map and Photos</p>
Vegetation, Wildlife	2	<p>- The project site is fully developed with a house, concrete driveway and landscaping covering the entire site. There is no habitat on the site.</p> <p>- See Attachment F: Endangered Species, and Project Description - Photos</p>
Other Factors	2	N/A

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- City of Salinas – various dates
- ATC Associates, Inc – field inspection on April 7, 2000
- M3 Environmental Consulting – field inspection on September 17, 2019
- Soil Surveys Group, Inc. – field inspection on November 7, 2018
- Historic Resource Associates – field inspection on November 6, 2019

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The following were used for each item as applicable:

- City of Salinas Website
- City of Salinas GIS Map Gallery
- Soil Surveys Group, Inc. – Geotechnical Investigation, dated December 21, 2018

- M3 Environmental Consulting – Phase I Environmental Site Assessment, dated 9.20.19
- USGS, Salinas Quadrangle 7.5-Minute series topographic map
- Google Earth and Google Maps

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- City of Salinas Airport Overlay Map
- 24 CFR Part 51 Subpart D
- Google Maps
- Google Earth

Coastal Barrier Resources

- Not applicable in California

Flood Insurance

- FIRM Community Panel number 06053C0217G dated April 2, 2009

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

Coastal Zone Management Act

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>

Contamination and Toxic Substances

- M3 Environmental Consulting – Phase I Environmental Site Assessment, dated 9.20.19

Endangered Species Act

- USFWS – Critical Habitat for Threatened & Endangered Species

Explosive and Flammable Hazards

- M3 Environmental Consulting – Phase I Environmental Site Assessment, dated 9.20.19
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Floodplain Management

- FIRM Community Panel number 06053C0217G dated April 2, 2009

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 10.22.19
- Historic Resource Associates – Archaeological Study, dated November 2019

- Kent L. Seavy – Letter commenting on potential historic significance of the property
- Native American Heritage Commission response, dated 10.25.19
- Tribal Directory Assessment Information – Contact Information for Tribes of Monterey County, CA
- Tribal Consultations with tribe on the TDAT listing for Monterey County
- National Register of Historic Places (NRHP) Records Search
- The USGS, Salinas Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control

- City of Salinas General Plan Noise Element, Figure 5 - Existing Noise Contours
- City of Salinas General Plan Noise Element, Figure 6 - Future Noise Contours
- City of Salinas Municipal Code, Table 37-50.50 Maximum Noise Standards
- Salinas Airport Noise Contours
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Wetlands Map downloaded from <https://fws.gov/wetlands> on 11.19.19

Wild and Scenic Rivers Act

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJScreen Report (Version 2019)

Environmental Assessment Factors

- City of Salinas – Site Plan Review No. 2019-013
- City of Salinas CEQA Exemption
- City of Salinas - Zoning Map
- City of Salinas - Zoning Overlay Districts Map
- City of Salinas - General Plan Land Use and Circulation Policy Map
- City of Salinas - GIS System Map Gallery – various maps
- City of Salinas – Standard Specifications Design Standards and Standard Plans, 2008 Edition, Revised 2017
- Soil Surveys Group, Inc. – Geotechnical Investigation, dated 12.21.18
- California Department of Conservation regulatory maps viewed or downloaded from: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- Cal Fire “Very High Fire Hazard Severity Zones in LRA” map.
- www.montereyseas.org - Construction Best Management Practices Handbook
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
_ City of Salinas – Stormwater Development Standards, New and Redevelopment Projects, December 2013
- City of Salinas Erosion and Sediment Control Plan

- City of Salinas – Guidance for Determining Which Version of Salinas’ Stormwater Development Standards (SWDS) Apply/Govern
- Google Earth
- Google Maps

List of Permits Obtained:

No permits other than standard construction-related permits are required

Public Outreach [24 CFR 50.23 & 58.43]:

- Salinas Historic Resources Board in determining that the project is not historic
- County of Monterey during the approval process for project funding

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The project developer, Interim, Inc., proposed this project for this location to the City of Salinas and the County of Monterey. No other alternatives to this project have been considered for this site.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of transitional and permanent supportive housing in the project area without impacting existing public services. Not developing this particular project will delay the development of much needed supportive housing needed in the community.

Summary of Findings and Conclusions:

The County of Monterey finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the visual aesthetics of the area.

The project will benefit the County of Monterey and the community of Salinas and low-income residents needing transitional and permanent housing with supportive services by providing quality low-income housing without exposing them to hazardous environmental conditions and will improve their quality of life.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Due to the possibility of unidentified (e.g., buried) cultural resources being found during any ground disturbing activities, permits issued for the project will require construction to be halted within 50 meters, or +/- 160 feet, of any archaeological resources or human remains accidentally discovered during construction until they can be evaluated by a qualified professional archaeologist and, if required, formulation and implementation of appropriate mitigation measures.</i></p>
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><i>During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the City’s dust control program and the Monterey Bay Unified Air Pollution Control District (MBUAPCD “CEQA Air Quality Standards – 2008” (Section 8.2), http://mbuapcd.org/programs-resources/planning/ceqa/, as follows:</i></p> <p><i>Feasible Mitigation Measures</i></p> <ul style="list-style-type: none"> • <i>Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</i> • <i>Prohibit all grading activities during periods of high wind (over 15 mph).</i> • <i>Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</i> • <i>Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.</i> • <i>Haul trucks shall maintain at least 2'0" of freeboard.</i> • <i>Cover all trucks hauling dirt, sand, or loose materials.</i>

	<ul style="list-style-type: none"> • <i>Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</i> • <i>Plant vegetative ground cover in disturbed areas as soon as possible.</i> • <i>Cover inactive storage piles.</i> • <i>Install wheel washers at the entrance to construction sites for all exiting trucks.</i> • <i>Pave all roads on construction sites.</i> • <i>Sweep streets if visible soil material is carried out from the construction site.</i> • <i>Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 Nuisance).</i> • <i>Limit the area under construction at any one time.</i>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p><i>The project is required to comply with all State, County, and Local regulations governing demolition of structures containing LBP and ACM.</i></p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><i>The project is required to comply with Best Management Practices for noise, including limiting hours of construction to the hours of 7am – 6pm, Monday through Friday.</i></p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>If construction activities are to occur during the nesting season (March 15-September 15), a qualified biologist should conduct a preconstruction survey no more than one month prior to construction to establish whether protected avian species nests are on, or within 500 feet of the project site. If nests are occupied, minimization and avoidance measures will be coordinated with the California Department of Fish and Wildlife.</i></p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Roy Hastings Date: 1.2.20

Name/Title/Organization: R.L. Hastings & Associates, LLC

Certifying Officer Signature: Anastacia Wyatt Date: 1-2-20

Name/Title: Anastacia Wyatt, Housing Program Manager

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