

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

September 5, 2020

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

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

REQUEST FOR RELEASE OF FUNDS

On or about September 22, 2020 the City of Salinas (City) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C.-530.1 et seq, to undertake a project known as the Catalyst Apartments Rehabilitation Project.

The City of Salinas, Community Development Department, Housing Division, is planning to allocate Five Hundred Thousand Dollars (\$500,000.00) of Program Year 2019-20 CDBG Funds (Grant#: B-19-MC-06-0005) for the constructions activities to rehabilitate the Catalyst Apartments, a 5-unit apartment complex (Units A-E) located at 235 Martella Street in Salinas, CA, 93901 (APN 003-151-043). Per the City's HUD approved Citizen Participation Plan (CPP), dated May 26, 2020, the City of Salinas can fund this Project an additional 24.99%, or \$124,950.00, for a total of \$624,950.00, without the need for a substantial amendment. This project also includes Two Hundred Seventy-five Thousand Eight Hundred Sixteen (\$275,816.00) in private donations that Interim Inc., the non-profit developer, is contributing towards this project.

The existing 5-unit apartment complex was constructed in April of 1989 and is approximately 2,760 square feet in size. The project costs also include the relocation of current tenants during the rehabilitation. This is a Davis-Bacon project and the construction scope of work for this rehabilitation 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 activities of this project and shall be deemed part of this project.

FINDING OF NO SIGNIFICANT IMPACT

The City of Salinas has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Salinas Community Development Department, Housing Division, 65 W. Alisal Street, 2nd Floor, Salinas, CA 93901 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M by appointment only due to the Covid-19 Pandemic. To make an appointment, please contact Luis Ochoa, Community Development Analyst, at 831-758-7338 or by e-mail at luis.ochoa@ci.salinas.ca.us. The ERR can also be requested through mail. To receive a copy of the ERR by mail, please contact Luis Ochoa, Community Development Analyst, at 831-758-7338 or by e-mail at luis.ochoa@ci.salinas.ca.us. The ERR is also available online at the following websites: www.hudexchange.info/programs/environmental-review/environmental-review-records/ and

www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/rfps-public-notice.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Salinas, Community Development Department, Housing Division, Attn: Luis Ochoa, Community Development Analyst, 65 West Alisal St., 2nd Floor, Salinas, California, 93901 or by email to luis.ochoa@ci.salinas.ca.us. All comments received by September 21, 2020 will be considered by the City of Salinas prior to authorizing submission of a request for release of funds to HUD. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Salinas certifies to HUD that Megan Hunter, Community Development Director, in her capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Salinas to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Salinas certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Salinas; (b) the City of Salinas has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Section 58.76) and shall be address to U. S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development, by email at RROFSFRO@hud.gov and SFCPDMail@hud.gov. Potential objectors should contact HUD by email at RROFSFRO@hud.gov and SFCPDMail@hud.gov to verify the actual last day of the objection period.

Megan Hunter, Community Development Director
Certifying Officer
City of Salinas, Community Development Department
65 West Alisal, 2nd Floor
Salinas, CA 93901
(831) 758-7334