



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Sherwood-Recreation-Center-Phase-4

HEROS Number: 900000010246128

State / Local Identifier: 94-6000412

Project Location: 920 N Main St, Salinas, CA 93906

Additional Location Information:

The property was inspected for the first time on September 29, 2020. The property was subsequently inspected on April 1, 2022 (Hilda Peralta) and August 16, 2023.

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

Sherwood Recreation Center Phase 4 is located at 920 N. Main St. in Salinas, CA and it's approximately 12,895 square feet. Built in 1949, the property is located on a City-owned parcel (APN # 003-231-002-000) of 90 plus acres, zoned as a Public and Semipublic use and will retain that land use. The City of Salinas is planning to allocate FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25 CDBG program funds for Phase 4 Retrofits to the Old Municipal Swimming Pool Building (CIP No. 9535) for the purpose of converting the facility into a recreation center to provide youth sports programs: 1. Testing, remediation, and/or removal of lead-based paint and asbestos containing materials on the inside or outside of the facility. 2. Removal of existing single ply TPO or PVC roof membrane and installation of a new one. 3. Removal of existing plywood roof covers and installation of new roof skylights and/or installation roof covers to allow the natural venting of the facility. 4. Double exit doors on south side shall be installed correctly (interior floor also uneven). 5. Removal of abandoned stair, associated roof, and column at the northeast corner of the facility. 6. Slurry seal of the parking area on west side of building including restriping of parking spaces to conform with the ADA 7. Removal of existing facility sign and installation of a new one. 8. Improvements to the accessible path of travel from existing transit stop on east side of North Main to the front entry of the facility, including replacing exposed aggregate sidewalks. 9. Removal of existing 8' high CMU screen walls at west side of facility. 10. Installation of new landscaped and paved areas on the west side of the facility. 11. Removal and installation of new windows on west and north sides of building at toilet/shower rooms and multi-purpose spaces. 12. Repair foundation/slab areas at the southwest corner of building including the removal of the service door into the storage room on the southwest corner. 13. Removal and installation of new concrete paving at south side of building to address existing drainage deficiencies. 14. Removal of existing fence and gates at south side of building and installation of new fence and gates to meet emergency exist requirements. 15. Replacement of existing exit door on east side of the facility and addition of accessible path of travel to existing sidewalk network. 16. Miscellaneous improvements to toilet and shower room ventilation systems. 17. Removal and repaving of service yard at north side of building to comply with

accessibility requirements for doorways. 18. Removal and replacement of vehicle gate at service yard at north side of building. 19. Built reception desk to entry area and general cosmetic work to this area. 20. Removal and proper disposition of old swimming pool boiler flue at north service yard/north facade. 21. Project will include additional soft costs and activity delivery activities during constructions. Soft cost activities will include architectural, planning, engineering, permits, inspections, surveys, reports, administration, project management, construction management, and other predevelopment costs. 22. As a rehabilitation project, miscellaneous work may be uncovered during construction, that potential additional work should be considered as part of the scope of work of this project. The CDBG allocation for the project under this CEST ERR is \$3,351,795.20. This amount includes hard construction cost, soft cost, and activity delivery. On October 10, 2023, City completed an EXEMPT ERR for soft costs and activity delivery in the amount of \$600,000. The total funding for the project is \$3,951,795.20. Should there be a need for additional funds for the project, the City can increase funding by an additional 24.99% or \$987,553.62, in conformity with the City's HUD approved CPP dated May 16, 2023. This could potentially bring the project's CDBG funds to a total of \$4,939,348.82.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:
 58.35(a)(1)
 58.35(a)(2)
 58.35(a)(6)
 58.35(a)(3)(iii)

Funding Information

Grant Number	HUD Program	Program Name	
B-21MC-06-005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$500,000.00
B-22MC-06-005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$862,892.00
B-23MC-06-005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$550,000.00
B-24MC-06-005	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$1,438,903.20

Estimated Total HUD Funded Amount: \$3,351,795.20

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$3,351,795.20

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Historic Preservation	Inadvertent discovery mitigation measures for potential human remains are recommend for the project as outlined on page 46 of the report. The mitigation measures will be incorporated into the project approvals.	N/A	
Contamination and Toxic Substances	<p>M3 Environmental LLC (M3) conducted a hazardous materials inspection (primarily asbestos containing materials [ACM] and lead-containing paint [LCP]) prior to Phase IV renovations of the Sherwood Recreation Center.</p> <p>Based on the inspection results, Mitigation Measures are recommended to ensure that Contamination of Toxic Substances would be reduced to a less than significant impact. With the incorporation of Mitigation Measures, less than significant impacts to Contamination and Toxic Substances will occur.</p>	N/A	See attached Mitigation Measures.
Clean Water Act - Regional Water Quality Control Board	WET-1 By obtaining the City of Salinas MS4 and NPDES permits for this construction project and implementing the program permit requirements the project proponent will install and maintain adequate storm water BMPs and manage construction practices to ensure no effect or discharge of sediment-laden water will occur to any offsite stream course or wetland from storm water runoff originating from the project area during project-related construction activities.	N/A	See attached Biological Resources Technical Memorandum prepared on November 29, 2023, by Soar Environmental Consulting with recommended Mitigation Measures.
Contamination and Toxic	Mitigation Measures Asbestos 1. Prior to conducting activities that will impact	N/A	See Hazardous

<p>Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>the materials identified in this report as containing or assumed asbestos containing, at any level, the materials must be removed and disposed of by a registered asbestos abatement contractor using proper engineering controls and worker protection. 2. Contractors and others responsible for any renovation or demolition activities on the property should be notified as to the presence of the asbestos so that compliance with regulatory requirements may be met in any planning and bidding phases. 3. Abatement contractors must notify the nearest Cal/OSHA district office at least 24 hours prior to any asbestos related work. 4. Notification to the appropriate Planning and Building Department and Monterey Bay Air Resources District (MBARD) advising that this survey has been conducted. 5. If any other suspected ACM not identified in this report is found during any renovation or demolition, work should cease, and additional sampling and analysis should be performed. Lead 1. Prior to impacting any painted components determined to be lead containing, all flaking, peeling paint should be removed and disposed of from a licensed abatement contractor using CDPH certified workers using protection and proper engineering controls. All other paint in good condition (not peeling from the substrate) may remain in place during renovation or demolition. 2. Lead related activities shall not include the use of wire brushing, flame torching, dry scraping, sanding, stripping, abrasive methods, or the use of heat guns unless proper engineering controls and worker protection are in place. 3. At the time of removal of any LCP, samples of the lead containing/contaminated waste should be collected and analyzed by the</p>		<p>Materials Inspection Report prepared for the project.</p>
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	Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC), and Toxicity Characteristic Leaching Procedure (TCLP) in order to determine whether wastes are classified as non-hazardous solid or hazardous waste in California or as defined under the RCRA before transportation and disposal to either a Class I, II, or III landfill. 4. Contractors bidding for renovation work should be compliant with the requirements of the Cal/OSHA Lead in Construction Standard (Title 8 CCR 1532.1).		
Federal Migratory Bird Treaty Act (MBTA)	BIO-1 Soar Environmental Consulting, Inc. recommends a pre-construction survey for nesting birds no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season (between February 1 and September 15). In the event active bird nests are encountered during the survey, the biologist will contact California Department of Fish and Wildlife staff in order to determine the appropriate nest avoidance buffer zone appropriate for the bird species. If no active bird nests of sensitive bird species are found, or ground disturbance is scheduled outside the bird nesting period, project activities may continue as planned. A final report of the findings, prepared by a qualified biologist, shall be submitted to the City of Salinas prior to construction-related activities that have the potential to disturb any active nests during the nesting season.	N/A	See attached Biological Resources Technical Memorandum prepared on November 29, 2023, by Soar Environmental Consulting with recommended Mitigation Measures.
Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 &	HP-1 In accordance with California Health and Safety Code Section 7050.5, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further	N/A	See attached Phase I Archaeological Study and Historical Assessment (ASHS) of the Sherwood

<p>110; 36 CFR Part 800]</p>	<p>excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains can occur until a determination has been made. If the County Coroner determines that the remains are, or believed to be, Native American, the corner would notify the Native American Heritage Commission within 24 hours. HP-2 In accordance with Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods. Further, federal regulations require that Native American human remains, funerary objects, and object of cultural patrimony are handled consistent with the requirements of the Native American Graves Protection and Repatriation Act all discovery situations in accordance with 43 Code of Federal Regulations Part 10.</p>		<p>Recreation Center Rehabilitation Phase IV Project dated May 2024, with recommended Mitigation Measures.</p>
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Determination:

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

Sherwood-Recreation-Center-
Phase-4

Salinas, CA

900000010246128

Preparer Signature:  Date: 8/13/24

Name / Title/ Organization: Cristina Gonzalez / / SALINAS

Responsible Entity Agency Official Signature:  Date: 8/13/24

Name/ Title: Rose Mender, City Manager

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