

# **Combined Notice of Finding of No Significant Impact, Notice of Intent to Request Release of Funds, and Final Notice and Public Explanation of a Proposed Activity in a 100- Year Floodplain**

July 12, 2023

City of Woodland  
Community Development Department  
300 First Street  
Woodland, CA 95695  
(530) 661-2019

**This notice shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Woodland.**

## REQUEST FOR RELEASE OF FUNDS

On or about July 28, 2023, the City of Woodland will submit a request to the California Department of Housing and Community Development (HCD) for the release of Community Development Block Grant CARES Act (CDBG-CV) funds under Title 1 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. Section 5301 et seq.), to undertake a project known as the East Beamer Way Neighborhood Campus Project (proposed project) in the City of Woodland.

The project site is located on a 128-acre parcel, directly northwest of the intersection of East Beamer Street and County Road 102, outside of the City of Woodland limits, in an unincorporated portion of Yolo County (Assessor's Parcel Number: 027-360-010). Currently, the parcel is primarily undeveloped and contains an existing drainage basin located on a portion of the project site. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east.

The proposed project would parcelize the existing 128-acre parcel to create four separate parcels. Three parcels would be developed as part of the proposed project, while the remaining parcel (approximately 119.5 acres) would remain undeveloped and under City ownership. The portion of the subdivided parcel proposed for development is referred to as the project site. The remaining area of the parcel is referred to as the remainder area. The project site is currently zoned Public/Quasi-Public (PQP) and designated Public and Quasi-Public (PQ).

The proposed project would require approval by Yolo County of the Parcel Split. Yolo County would also be responsible for approving both a General Plan Amendment and Zoning Text Amendment to allow the proposed land uses of a homeless shelter, a substance abuse treatment center, 61 permanent supportive housing units, and a small community/health center. The City of Woodland, as the lead agency, would be required to approve the Sale of Property as well as an Out of Agency Services Agreement to provide municipal services to the site.

The proposed project would include Rapid Re-Housing for those who have employment skills and Permanent Supportive Housing (PSH) for those who are chronically homeless with mental illness and substance abuse disorders. The project would include construction of 51 one-bedroom units and 10 two-bedroom units, for a total of 71 beds intended for use by homeless persons in Woodland. All units would include a living room, bathroom, and kitchen with a dual stovetop and double sinks. An on-site community center would also be built. In addition, the proposed project would include construction and operation of a 100-bed shelter for homeless adult men and women, and a 54-bed residential substance abuse treatment facility. Friends of the Mission, a local 501c3 non-profit that focuses on providing housing to individuals in need, would own, develop and manage the three parcels.

The substance abuse treatment facility would occupy the northernmost portion of the site, the residential units and community center the middle portion, and the shelter would occupy the southernmost portion of the site. The housing units would be clustered around a central common area that would include the community/health center, and a community garden and outdoor gathering area.

To the immediate east of the project site, within the remainder area, the existing grades would be excavated to an average of 39 feet elevation. The excavated soil would be placed on the project site area to raise the elevation to a minimum of 43 feet. Most of the fill would be added to the northern portion of the project site where the natural elevation is lowest. All housing structures and the community center would be built upon 12-inch concrete piers to reach a consistent ground floor elevation of 45 feet. The cut and fill activities would not result in a substantial change to water surface elevation in the project vicinity.

Beyond the earthwork described above, the proposed project would include site improvements and infrastructure consisting of finish graded building pads, walkway and streets, lighting and landscaping, potable and fire sprinkler water supplies, sanitary sewer, and storm drainage utilities, and underground electrical power to pad-mounted transformers. Additionally, a new sidewalk and bus turnout would be constructed on East Beamer Street and four streetlights and ten street trees would be installed.

The total development cost is projected to be \$31,743,979.50, \$362,488 of which would be funded using CDBG non-entitlement funds, which are administered by HCD.

#### FINDING OF NO SIGNIFICANT IMPACT

The City of Woodland has determined that, with implementation of all mitigation measures, the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. The Environmental Assessment (EA) and additional project information is contained in the Environmental Review Record (ERR), available on the City's website at [www.cityofwoodland.org/DocumentCenter](http://www.cityofwoodland.org/DocumentCenter), within the "Planning" subfolder of the "Community Development" folder.

#### FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

This section is included to give notice that the City of Woodland Community Services Department has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations set forth by 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential effect that its activity in the floodplain and wetland will have on the human environment for the State of California's non-entitlement Community Development Block Grant under grant 20-CDBG-CV2-3-00360. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06113C0465H dated May 16, 2012, the majority of the project site is within a flood plain Zone AE, identified as a Special Flood Hazard Area.

The City of Woodland Community Services Department has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: The first alternative considered (Alternative 1) would include development of the project to the northwest of the CR 101/Churchill Downs Avenue intersection, which is also located within the floodplain. Alternative 1 would require all of the same mitigation measures as required of the proposed project, is not zoned or designated for the proposed project, is not owned by the project applicant, and could subject future residents to worse environmental conditions. The other alternatives considered (Alternatives 2a and 2b) would involve either development of a smaller, temporary facility within an existing industrial building or development of the project in a location to the northwest of the project site. Both sites are located outside of the floodplain, but would require similar mitigation as required of the proposed project, and would not achieve the objectives of the project. The final alternative considered (Alternative 3) was a No Action Alternative, wherein the project site would remain as is, and a future proponent could develop the site consistent with the existing land use and zoning designation. Future development of the site facilitated by the No Action Alternative would likely result in a similar number of

potential impacts relative to those identified for the proposed project. Additionally, the No Action Alternative could hinder the City's ability of achieving the goal of establishing permanent supportive housing and services in Woodland. Based on the above, alternative locations for the project site that would reduce impacts and would be feasible for the proposed project do not exist.

The City of Woodland Community Services Department has reevaluated the alternatives to building in the floodplain and has determined that a practicable alternative does not exist. Environmental files that document compliance with Steps 3 through 6 of Executive Order 11988, are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons:

In order to minimize adverse impacts, all proposed residential structures would be built upon 12-inch concrete piers on compacted fill to reach an elevation of 45 feet, and the other structures would be placed on compacted fill to reach an elevation of 43 feet. Additionally, the proposed development would not increase the water surface elevation of the base flood by more than one foot at any point within the community and, therefore, the proposed project would comply with 44 CFR 60.3-c-10. During construction, the proposed project would be required to submit a Storm Water Pollution Prevention Plan, which would require the use of soil erosion control techniques consistent with Yolo County's Storm Water Management Plan. Stormwater from impervious surfaces of the developed portions of the site would be diverted to a grassy drainage swale and then to a stormwater basin. During project operations, the proposed project would be required to comply with post-construction Best Management Practices, pursuant to Section 10-9.303 of the Yolo County Code, as well as State regulations governing drainage and stormwater flows. Furthermore, with implementation of the mitigation measures included in the NEPA Environmental Assessment, substantial adverse effects would not occur.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about such areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Ken Hiatt:

City of Woodland Community Services Department  
Attention: Dago Fierros, Housing Analyst II  
300 First Street  
Woodland, CA 95695

Comments may also be submitted via email at [Dago.Fierros@cityofwoodland.org](mailto:Dago.Fierros@cityofwoodland.org) or via phone at (530) 661-2019 during the hours of 9:00 AM to 5:00 PM. All comments received by July 27, 2023 will be considered by the City of Woodland prior to authorizing submission of a request for release of funds. Comments should specify which part of this Notice they are addressing.

### ENVIRONMENTAL CERTIFICATION

The City of Woodland certifies to HCD that Ken Hiatt, City Manager at the City of Woodland, in his 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. HCD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Woodland to use program funds.

### OBJECTIONS TO RELEASE OF FUNDS

HCD will accept objections to its release of funds and the City of Woodland's 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 the following bases: (a) the certification was not executed by the certifying officer of the City of Woodland; (b) the City of Woodland has omitted a step or fail to make a determination or finding required by HUD regulation at 24 CFR Part 58; (c) the grant recipient or other participant 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 HCD; 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) and shall be addressed to Janice L. Waddell, Community Development Branch Manager, via email at [nepacomments@hcd.ca.gov](mailto:nepacomments@hcd.ca.gov). Potential objectors should contact HCD to verify the actual last day of the objection period.