



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR THE EAST BEAMER WAY NIEGHBORHOOD CAMPUS PROJECT**

Notice is hereby given that an Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). The public review period and location where documents can be reviewed is noted at the end of this notice.

The Planning Commission and City Council hearings on the project will be separately noticed.

**Project Title:** East Beamer Way Neighborhood Campus Project

**Lead Agency:** City of Woodland  
Community Development Department  
300 First Street  
Woodland, CA 95695

**Project Location:** The East Beamer Way Neighborhood Campus Project (proposed project) is located on a 128-acre parcel (Assessor's Parcel Number 027-360-010), directly northwest of the intersection of East Beamer Street and CR 102. The project site is adjacent to City of Woodland limits, and is in an unincorporated portion of Yolo County. The parcel was previously used as a wastewater treatment facility, but was decommissioned in the 1980s. Since decommissioning, the parcel has remained vacant, and some of the water treatment ponds still exist. Currently, the parcel is undeveloped, and the remaining ponds function as stormwater retention basins. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east. The Woodland Biomass Power plant is on the western border of the parcel, and a Target distribution center is to the southeast of the site. According to the County of Yolo General Plan, the parcel is designated PQ and zoned PQP. The City of Woodland 2035 General Plan designates the site IN, but because the parcel is outside of City limits, the parcel currently does not have a City zoning designation.

**Hazardous Materials/  
Hazardous Waste Sites:** The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

**Project Description:** The proposed project would include subdivision of the existing 128-acre parcel into four separate parcels. Three parcels would be used to accommodate the proposed project while the remaining parcel (approximately 119.5 acres) would remain as is. The proposed project would include development of approximately 8.5 acres of land for uses focused on providing services to homeless persons in the area. The project would include development of a neighborhood of permanent supportive residences, an emergency shelter, a substance abuse treatment facility, and a community center, possibly including a health clinic. All structures would be built on concrete foundations, upon concrete piers on compacted fill to raise the project's elevation above the base flood elevation. As part of the proposed project, the three parcels that would contain the foregoing homeless service facilities would be sold, while the remaining 119.5-acre parcel

would remain undisturbed under City ownership. Implementation of the proposed project would require approval of a Tentative Parcel Map, General Plan Amendment, and Rezone by the County of Yolo, and approval of an Out of Agency Services Agreement, Sale of Property; and General Plan Amendment by the City of Woodland.

**Findings/Determination:** The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measures incorporated, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for the project.

**Public Review Period:** A 30-day public review period for the Initial Study/Mitigated Negative Declaration will commence on **July 9, 2020 and end August 7, 2020 at 5:00 p.m** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be directed to:

Stephen Coyle, Deputy Director of Community Development  
City of Woodland Community Development Department  
Stephen.Coyle@cityofwoodland.org  
(530) 661-5910

A copy of the Initial Study/Mitigated Negative Declaration is available for review on the City's website, under the header "Community Development," at: <https://www.cityofwoodland.org/documentcenter>.