

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____
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## Project Title: East Beamer Neighborhood Campus Project

Lead Agency: City of Woodland, Community Development Department Contact Person: Stephen Coyle  
Street Address: 300 First Street Phone: (530) 661-5910  
City: Woodland Zip: 95695 County: Yolo

**Project Location:** County: Yolo City/Nearest Community: City of Woodland  
Cross Streets: East Beamer Street and County Road 102 Zip code: 95695  
Lat/Long/: 38 ° 14 ' 07.1 " N 121 ° 43 ' 51.8 " W Total Acres: 128  
Assessor's Parcel No: 027-360-010 Section: 27 Twp: 10N Range: 2E Base: MDBM  
Within 2 miles: State Hwy#: I-5 Waterways: Cache Creek  
Airports: N/A Railways: Sierra Northern Railway Schools: Ramon S. Tafoya Elementary, Prairie Elementary, Pioneer High School

### Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

### Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division  Other: Sale of Property, Out of Agency Services Agreement  
(Subdivision, etc.)

### Development Type:

Residential: Units 100 Acres 8.71  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: Homeless shelter, residential substance abuse treatment facility, and community center

### Project Issues That May Have A Significant Or Potentially Significant Impact:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
			<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:** The East Beamer Way Neighborhood Campus Project (proposed project) is located on a 128-acre parcel, directly northwest of the intersection of East Beamer Street and County Road 102. The project site is directly outside of the City of Woodland limits, in an unincorporated portion of Yolo County. The parcel is primarily undeveloped with 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. 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.

**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, a 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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

## Local Public Review Period

Starting Date 7/9/2020 Ending Date 8/7/2020

Lead Agency: City of Woodland Sponsor: City of Woodland Community  
Development Department

Consulting Firm: Raney Planning & Management, Inc. Address: 300 First Street

Address: 1501 Sports Drive, Suite A City/State/Zip: Woodland, CA 95695

City/State/Zip: Sacramento, CA 95834 Phone: ( 530 ) 661-5910

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.