



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR THE  
180 WEST BEAMER STREET APARTMENTS PROJECT**

- Project Title:** 180 West Beamer Street Apartments
- Lead Agency:** City of Woodland, 300 First Street, Woodland, CA 95695
- Project Location:** The proposed Project is located on two parcels (APNs 064-010-021 and 064-051-037) that combine for 5.04 acres at the northeast corner of W. Beamer and N. Cottonwood streets in Woodland, California.
- Project Description:** The proposed Project includes actions to adjust a lot line and demolish existing structures and improvements on the proposed southern lot to allow development of a multi-family residential community. The project site currently consists of two parcels, APNs 064-010-021 and 064-051-037. A lot line adjustment is proposed to provide separate lots for the Adult Day Health Center at 20 N. Cottonwood Street, which will remain on the northern approximately one half-acre of the property, and a proposed 4.49 acre parcel for new development of a residential community. The Project would include the demolition of the vacant, former Yolo General Hospital buildings and site improvements. The proposed new construction consists of 80 garden style apartment units and a 3,300 square foot community center to serve extremely low and very low-income households. Project approvals require a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Code Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential, a lot line adjustment, design review, site plan approval, and a demolition permit.
- 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 measure incorporated, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.
- Public Review Period:** A 30 day public review period for the Initial Study/Mitigated Negative Declaration will commence on January 4, 2016 and will end on February 3, 2016 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 sent to the attention of Jeff Ballantine, Associate Planner, and must be received at the City of Woodland, Community Development Department, 300 First St., Woodland, CA 95695 by 5:00 PM on February 3, 2016. The project file and copies of the Initial Study/Mitigated Negative Declaration are available for review at the City of Woodland at the address listed above or on the City's website: <http://www.cityofwoodland.org/>