

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies, Groups, and Individuals

This is to give notice that the California Department of Housing and Community Development (HCD) has determined that the following proposed action funded by a Community Development Block Grant National Disaster Resilience (CDBG-NDR) grant is located in the 100-year floodplain. HCD will identify and evaluate practicable alternatives to locating the action in the floodplain and identify the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management.

The proposed project site consists of a 3.27-acre leased property comprised of two parcels (Assessor's Parcel Numbers: 061-150-46 and 061-150-47) in an industrial business park in Sonora, Tuolumne County, CA. The parcels are bounded on the north by Camage Avenue, on the south by Curtis Creek and oak woodlands designated as open space, and to the west and east by developed industrial use parcels.

The proposed project involves the development and operation of a woody biomass pellet manufacturing facility. Project elements would include a 4,000 square foot (sf) manufacturing facility, a 5,000-sf covered outdoor storage area, two 100-foot diameter chip storage silos, outdoor equipment (e.g., dryer, battery, bins, chip receivers, furnace), 10,200 sf of flatwork concrete, 3,300 sf of landscaped area, 3,600 sf of pavement, and a 22,000-sf gravel storage yard. Construction of the proposed facility would require site preparation and grading activities for project elements; none of the project elements would be constructed within the designated floodplain. The facility would require a sewer connection to the local utility district infrastructure. The existing sewer line for the project parcels is located in the 100-year floodplain. Consequently, temporary excavation within the 100-year floodplain would be required to access the sewer infrastructure stub connection and build a connection line to project elements for proper functioning of sewage infrastructure at the site. The total number of acres of temporary disturbance associated with the proposed project that would occur within the 100-year floodplain is less than 0.01 acres. The total number of acres of permanent disturbance associated with the proposed project that would occur within the 100-year floodplain is zero (0) acres.

There are three primary purposes for this notice. First, encourage and provide opportunity to people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment to express their concerns and provide information about these 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 these 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.

Any individual, group, or agency may address written comments to HCD Environmental Specialists attention at NEPAcomments@hcd.ca.gov. All associated maps and project information are available for review on HCD's website: <https://www.hcd.ca.gov/community-development/disaster-recovery-programs/ndrc.shtml>, under Public Notices, 2021. All comments must be received by November 11, 2021.