



This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Floodplain Management (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/floodplain-management>

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

**Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.**

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.

No → Continue to Question 2.

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

**Does your project occur in a floodplain?**

No → Continue to the Worksheet Summary below.

Yes

**Select the applicable floodplain using the FEMA map or the best available information:**

Floodway → Continue to Question 3, Floodways

Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas

500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains

100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process

3. **Floodways**

**Is this a functionally dependent use?**

Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.  
→ *Continue to Worksheet Summary.*

- No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

**4. Coastal High Hazard Area**

**Is this a critical action such as a hospital, nursing home, fire station, or police station?**

- Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

- No

**Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?**

- Yes, there is new construction of something that is not a functionally dependent use.  
New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).

→ *Continue to Question 6, 8-Step Process*

- No, this action concerns only existing construction.

Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ *Continue to Question 6, 8-Step Process*

**5. 500-year Floodplain**

**Is this a critical action?**

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below.*

- Yes → *Continue to Question 6, 8-Step Process*

**6. 8-Step Process.**

**Is this 8-Step Process required? Select one of the following options:**

- 8-Step Process applies.

Please see below.

→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

- 5-Step Process is applicable per 55.12(a)(1-4).

**Provide the applicable citation at 24 CFR 55.12(a) here.**

[Click here to enter text.](#)

→ *Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.*

- 8-Step Process is inapplicable per 55.12(b)(1-5).

**Provide the applicable citation at 24 CFR 55.12(b) here.**

[Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

The project site is located within Special Flood Hazard Area (SFHA) Zone A Without Base Flood Elevation, per FEMA panel panels 06113C0592G and 06113C0584G, effective 6/18/2010. An 8-Step Review process was completed and the project will have no effect on the floodplain.

Please see attachment for 8-Step

## **8-STEP FLOOD REVIEW**

**Bretton Woods Senior Apartments Project**  
**39660 West Covell Boulevard, Davis, CA**

### **Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.**

The US Department of Housing and Urban Development (HUD) has conditionally approved grants for the City of Davis (City) to provide HOME Investment Partnerships Program funds to support affordable higher density senior housing in the City. The proposed project would construct 150 units of affordable senior housing and a community center within 3.71 acres of a 5.64-acre vacant parcel located at 39660 West Covell Boulevard (Assessor's Parcel Number 036-060-035) in the City of Davis, California. The proposed project fulfills the affordability obligations of the 70-acre, 500+ home master development (West Davis Active Adult Community Project) already under construction and will support the City's affordable housing requirements. The project would construct two C-shaped four-story, 75-unit buildings with a combination of studios, 1-, and 2-bedroom units. The buildings would also include elevators, resident laundry, and bicycle parking amenities. A centralized, one-story community building located between the two residential buildings would provide offices for property management and resident services, as well as maintenance and multipurpose areas.

The project site is identified as being within the 100-year floodplain of an area protected by manmade channels within the Covell Drain watershed. The Federal Emergency Management Agency (FEMA) defines the 100-year flood as a flood event having a 1-percent chance of being equaled or exceeded in any given year. According to the Federal Insurance Rate Map for the project site (panels 06113C0592G and 06113C0584G, effective 6/18/2010), the entire project site is located within Special Flood Hazard Area (SFHA) Zone A Without Base Flood Elevation. The site and surrounding parcels to the north are slated for development as a part of the West Davis Active Adult Community Project (WDAAC) approved by voters of Davis in 2018. The project site has been elevated 4-5 feet and a Letter of Map Revision (LOMR) has been submitted to identify the WDAAC area as outside of the SFHA; however, the LOMR has not yet been approved by FEMA.

Whereas the project proposes construction within a 100-year floodplain, Executive Order 11988-Floodplain Management applies. Executive Order 11988 requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. This project does not meet the exceptions identified at 24 CFR 55.12 and therefore requires an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain.

The Covell Drain watershed is a part of the larger Willow Slough watershed area comprised of Willow, Cottonwood, Chickahominy, and Dry Sloughs, which drains approximately 204 square miles at the western edge of Yolo County and conveys flows to the leveed Willow Slough Bypass and drains into Yolo Bypass. Flooding in this watershed primarily occurs on the eastern side of Yolo County.

The Covell Drain watershed is comprised of approximately 17 square miles upstream of the project site, all of which drains to the Covell Drain channel just south of the project site. The Covell Drain channel receives stormwater and agricultural runoff from western portions of the City and from portions of unincorporated Yolo County west of the site. This runoff is conveyed along the north side of Covell

Boulevard toward SR 113, turns north along the west edge of SR 113, and then discharges to an existing 3- to 10-foot by 5-foot box culvert under the freeway. East of SR 113, the Covell Drain continues to the northeast along the north edge of Davis, through Wildhorse Golf Course, and eventually discharges to Willow Slough Bypass northeast of the City. The City maintains a storm drainpipe network in the project area which discharges to the Covell Drain channel. This network collects water from the south side of Covell Boulevard and pipes to the north into the existing channel. Storm drainpipes ranging from 15-inches to 42-inches provide collection and conveyance of stormwater throughout the Sutter Hospital Facility and along John Jones Road, tying into the Covell Drain parallel to SR 113. The City of Davis also maintains a stormwater detention pond adjacent to the West Davis Water Tank site. The pond provides attenuation for the stormwater associated with the water tank site and the Sutter Davis Hospital site.

## **Step 2: Early Public Review**

A public notice concerning the project was published in The Davis Enterprise, a general-circulation newspaper for the Davis area, on June 18, 2023. The notice targeted residents in the community and a copy of the published notification was kept in the project's environmental review record; the notice is provided as Attachment 1. The required 15 calendar days were allowed for public comment. As required by regulation, the notice also included the name, proposed location, description of the activity, the City of Davis contact information, and the location and hours of the office where a full description of the proposed action could be viewed.

No concerns were expressed by the public concerning this notice.

## **Step 3: Alternatives Considered**

### **Alternative 1: Preferred Alternative – Construction of the two four-story residential buildings and one-story community building at 39660 West Covell Boulevard.**

Alternative 1 is the construction of two four-story residential buildings and a one-story community building on 3.71 acres. The preferred alternative would provide a total of 150 affordable senior housing units, fulfilling the affordability obligations of the 70-acre, 500+ home, voter approved WDAAC master development and supporting the City's affordable housing requirements. The site was elevated 4-5 feet as a part of the Specific Plan improvements prior to the identification of federal funding, and the LOMR has been submitted as noted above. FEMA approval is anticipated, and the site elevation and City's participation in the National Flood Insurance Program would ensure no adverse effects on the floodplain with construction of this alternative.

### **Alternative 2: Alternative Locations Outside the Floodplain**

The City of Davis considered developing the WDAAC, including the proposed project, with a decrease in units at an off-site location; however, parcels of similar size that are designated and/or zoned for residential uses are not currently available for development within the City. The City considered an alternative site located inside the Mace Curve in East Davis, adjacent to Harper Junior High School and outside of the floodplain. The alternative site is smaller and would provide approximately 36% fewer units than the proposed project. This alternative would fail to provide sufficient affordable senior housing and would fail to meet the City's goal of connecting the City's senior population to existing services and facilities in West Davis. Additionally, the alternative site is designated under the General Plan as Agriculture-Extensive (A-N) and would require a rezone, General Plan amendment, and voter approval

under “Measure R.” The proposed project site has already undergone this process and is voter approved for development as the WDAAC.

### **Alternative 3: No Action/Other Actions that Serve the Same Purpose**

The No Action Alternative would leave the site vacant and would fail to meet the City’s goals of providing affordable housing and connecting the City’s senior population to existing services and facilities in West Davis. The site could be developed with market rate, conventional (non-age restricted) housing without HUD funding, which would fail to meet a critical need for affordable and accessible senior housing in this area.

### **Step 4: Potential Impacts of the Proposed Project**

Construction of the proposed project would add impervious surfaces on the project site, which could increase peak stormwater runoff rates and volumes on and downstream of the site. To accommodate the increased stormwater flows that would originate on and off-site, the WDAAC master development is constructing an extensive system of on-site stormwater collection, treatment, and retention facilities. This new stormwater detention system has been designed to ensure that the master development, including the proposed project, will not result in a cumulatively considerable incremental increase in stormwater flows that would result in flooding downstream of the project site. Therefore, the construction of the proposed project would have minimal impact on the floodplain either at the site or upstream or downstream.

Control of stormwater and agricultural runoff in the Covell Drain watershed is through a series of stormwater detention basins and channels that drain to a larger series of channels, levees, and dams. Together, these controls have significantly modified the natural floodplain and replaced it with a managed system that extends to the Sacramento Delta. No flooding has occurred at the project site in the last two major storm seasons of 2019 and 2023. Additionally, the site has been elevated 4-5 feet, the LOMR has been submitted as noted above, FEMA approval is anticipated, and the site elevation would ensure no adverse effects on the floodplain with construction of this alternative.

The City of Davis is a member of the National Flood Insurance Program; therefore, any structures owned by the City or assisted by federal funds that are located within the A flood zones must be covered by flood insurance. If the LOMR is rejected by FEMA, proof of flood insurance will be required for the property prior to any commitment of federal funds. Additionally, the City must require development permits to ensure that construction materials and methods will mitigate future flood damage, and to prevent encroachment of development within floodways. Lastly, the proposed project will be required to have the lowest habitable floor elevated above the base flood level, and therefore would have no adverse effect on the human environment.

### **Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain**

Construction of a stormwater detention system as a part of the WDAAC master development would minimize impact of the proposed project to the floodplain either at the site or upstream or downstream, as discussed in Step 4. The Covell Drain watershed is not a natural floodplain and the project site was fully developed as agricultural land for over 30 years. The site is now fully graded in preparation for development of the WDAAC and has been elevated 4-5 feet. Whereas approval of the LOMR is expected,

no flooding has historically occurred in recent major storms, and the drainage system is not a natural floodplain, the proposed project would not cause significant impacts to the floodplain.

To minimize the potential danger to lives, the property owner must inform all residents that emergency information and area evacuation procedures during a flood event will be provided to the community by wireless emergency alerts (WEAS) and by radio and television. Residents may also register for Yolo-Alert, a free service which delivers emergency alerts through email and/or phone.

In addition to concerns for life and property, the City considered the natural and beneficial values of the floodplain. The project site is in a fully developed agricultural and residential area with no natural vegetation or remaining natural values on-site or in the vicinity. Based on an assessment of local, state, and national databases, as well as site surveys, qualified biologists determined it is unlikely that any special-status plant or wildlife species would occur within or adjacent to the project area. However, the possibility exists that plant, invertebrate, reptile, bird, or mammal species could become established prior to construction of the project. The proposed project has been designed in accordance with the City of Davis General Plan (GP) and the Yolo Habitat Conservation Plan & Natural Community Conservation Plan (Yolo HCP/NCCP). The City must implement standard California Department of Fish and Wildlife, and United States Fish and Wildlife Service Mitigation and Avoidance Measures to prevent mortality of individual plants, beetles, reptiles, birds, and mammals that may be found in the project area during project activities. These mitigation measures reduce potential adverse effects to plant, beetle, reptile, bird, and mammal species to less than significant. Therefore, the project would not adversely affect special-status plant, wildlife species, or natural or beneficial values of the floodplain.

## **Step 6: Reevaluation of the Alternatives**

The proposed project would construct 150 units of affordable senior housing and a community center on a 5.64-acre empty lot as a part of the 70-acre, 500+ home WDAAC master development. The proposed project would have minimal impact on the floodplain, either at the site or upstream or downstream, as the master development will construct a stormwater detention system to accommodate the increased stormwater flows that would originate on and off-site. Additionally, the site has been elevated 4-5 feet, the LOMR has been submitted as noted above, FEMA approval is anticipated, the City participates in the National Flood Insurance Program, and the site elevation would ensure no adverse effects on the floodplain with construction of the preferred alternative. The City of Davis and Yolo County also have extensive emergency services and notification to warn residents of rare flood events that could affect the site. Alternatives were considered, and none met the project purpose to provide affordable senior housing and connect the City's senior population to existing services and facilities in West Davis.

The no action alternative, which means no federal funding, would not satisfy the project's purpose and need. No action would leave the site as an empty lot. Physical impacts to the environment have already occurred at the site, and natural values will be mitigated through the GP and Yolo HCP/NCCP. The City has determined the project is consistent with all City land use plans, policies, and regulations for the project site. Not constructing the 150 units of affordable senior housing at the site could result in more housing being constructed further out in agricultural areas to meet the demand for affordable housing, contributing to urban sprawl, regional traffic congestion, and regional air quality problems. Not building would also not meet the City's goals within the GP to create more affordable senior housing and to connect the City's senior population to existing services and facilities in West Davis. There are no benefits to the physical or human environment by taking no federal action for this project.

## **Step 7: Determination of No Practicable Alternative**

The site was designated for affordable housing by Davis voters, has been elevated 4-5 feet, and FEMA's approval of the LOMR is anticipated that identifies the WDAAC area as outside of the SFHA. However, whereas the LOMR has not yet been approved, it is the City of Davis's determination that there is no practicable alternative to locating the project in a flood zone because:

- There is a need for federal funding to support the City in providing affordable senior housing.
- The proposed project is an integral part of the West Davis Active Adult Community Project (WDAAC) approved by voters of Davis in 2018.
- The project site has been elevated above the calculated base flood elevation.
- The proposed project is designed to minimize adverse effects on human health, public property, and floodplain values.

A final notice was published in The Davis Enterprise consistent with the prior notice. The notice explains the reasons why the project must be located in the floodplain, offers a list of alternatives considered in Steps 3 and 6, and describes any measures in Step 5 taken to minimize adverse impacts and preserve natural and beneficial floodplain values. The notice is attached to this document.

## **Step 8: Review the Implementation and Post-Implementation Phases of the Proposed Action**

To accommodate the increased stormwater flows that would originate on and off-site, the WDAAC master development includes an extensive system of on-site stormwater collection, treatment, and retention facilities. This new stormwater detention system would ensure that the master development, including the proposed project, would not result in a cumulatively considerable incremental increase in stormwater flows that would result in flooding downstream of the project site. Therefore, the construction of the proposed project would have minimal impact on the floodplain either at the site or upstream or downstream. The site has been elevated 4-5 feet and a LOMR submitted to identify the WDAAC area as outside of the SFHA; if the LOMR is rejected by FEMA, proof of flood insurance will be required for the property prior to construction.

## **References**

- De Novo Planning Group. 2017. "Draft Environmental Impact Report for the West Davis Active Adult Community Project (SCH: 2017042043)"
- Federal Emergency Management Agency. 2012. "Flood Insurance Study. Yolo County, California, and Incorporated Areas." Accessed from: <https://map1.msc.fema.gov/data/06/S/PDF/06113CV000B.pdf?LOC=fc0d8798e71ccae964a114>
- Jones & Stokes Associates, Inc. 1996. "Willow Slough Watershed Integrated Resources Management Plan." Accessed from: [https://yolorcd.org/wp-content/uploads/willow\\_slough\\_watershed\\_irmp.pdf](https://yolorcd.org/wp-content/uploads/willow_slough_watershed_irmp.pdf)



## Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the City of Davis has conducted an evaluation of the Bretton Woods Senior Apartments Project (project) 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 would construct 150 units of affordable senior housing and a community center on 3.71-acres within a 5.64-acre vacant parcel located at 39660 West Covell Boulevard (Assessor's Parcel Number 036-060-035) in the City of Davis, California. The proposed project fulfills the affordability obligations of the 70-acre, 500+ home master development (West Davis Active Adult Community Project) and will support the City's affordable housing requirements. The project would construct two C-shaped four-story, 75-unit buildings with a combination of studios, 1-, and 2-bedroom units. The buildings would also include elevators, resident laundry, and bicycle parking amenities. A centralized, one-story community building located between the two residential buildings would provide offices for property management and resident services, as well as maintenance and multipurpose areas. Proposed financing for the project includes HOME Investment Partnerships Program funds.

The City has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: Alternative Sites, No Action, and the Preferred Alternative. Alternative Sites outside a floodplain would be smaller and located in East Davis, which would fail to provide sufficient affordable senior housing and fail to meet the City's goal of connecting the City's senior population to existing services and facilities in West Davis. Additionally, an Alternative Site would require a rezone, General Plan amendment, and voter approval under "Measure R." The No Action Alternative would leave the empty lot vacant or developed with market rate housing, both of which would fail to provide needed affordable senior housing and fail to connect the City's senior population to services and facilities in West Davis. The Preferred Alternative would construct 150 units of affordable senior housing and a community center on a vacant parcel adjacent to a hospital and residential uses, fulfilling the affordability obligations of the 70-acre, 500+ home, voter approved WDAAC master development and supporting the City's affordable housing requirements.

The activity will not have a significant impact on a floodplain or the human environment for the following reasons:

The site has been elevated 4-5 feet and a Letter of Map Revision (LOMR) has been submitted to identify the WDAAC area as outside of the SFHA. Although the LOMR has not yet been approved by FEMA, approval is expected based on the Conditional LOMR Based On Fill Comment Document issued on March 23, 2020, and the LOMR Based On Fill Determination Document issued on June 23, 2023.

The master development is constructing a stormwater detention system to accommodate the increased stormwater flows that would originate on and off-site, which would minimize the project's impact on the floodplain either at the site or upstream or downstream.

The City has an adequate emergency system in place to give residents enough warning time to evacuate the project if there is danger of a major storm event and flooding.

The project will comply with all state and local floodplain protection procedures.

The proposed project has been designed in accordance with the City of Davis General Plan (GP) and the Yolo Habitat Conservation Plan & Natural Community Conservation Plan (Yolo HCP/NCCP). The City must implement standard California Department of Fish and Wildlife, and United States Fish and Wildlife Service Mitigation and Avoidance Measures to prevent mortality of individual plants, beetles, reptiles, birds, and mammals that may be found in the project area during project activities.

The proposed improvements would have no adverse effect on human health, public property, and endangered species.

The City has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. 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 outlined in the last paragraph of this notice for receipt of comments.

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 these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts 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.

Written comments on this notice of activities in a floodplain must be received by City of Davis on or before August 7, 2023 at the following address: Department of Community Development and Sustainability, 23 Russell Boulevard Suite 2, Davis, California, 95616, Attention: Eric Lee, Senior Planner

Comments may also be submitted via email to Eric Lee at [elee@cityofdavis.org](mailto:elee@cityofdavis.org). A full description of the project may be requested via mail or email at the addresses above.

Date: July 21, 2023

## PUBLIC NOTICE

### 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 City of Davis has determined that the Bretton Woods Senior Apartments Project is located in a 100-year floodplain and will be identifying and evaluating practicable alternatives to locating the proposed action in the floodplain, and 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 would construct 150 units of affordable senior housing and a community center on a 5.64-acre empty lot located at 39660 West Covell Boulevard (Assessor's Parcel Number 036-060-035) in the City of Davis, California. The proposed project fulfills the affordability obligations of the 70-acre, 500+ home master development (West Davis Active Adult Community Project) and will support the City's affordable housing requirements. The project will construct two C-shaped four-story, 75-unit buildings with a combination of studios, 1-, and 2-bedroom units. The buildings will also include elevators, resident laundry, and bicycle parking amenities. The centralized community building located between the two residential buildings will provide offices for property management and resident services, as well as maintenance and multipurpose areas. Proposed financing for the project includes a combination of HCD Multifamily Housing Program (MHP) funds, City of Davis HOME Investment Partnerships Program funds, and other local funds including Permanent Local Housing Allocation, land contribution, Section 8 Project Based Vouchers, and 4% Low Income Housing Tax Credits.

According to the Federal Insurance Rate Map for the project site (panels 06113C0592G and 06113C0584G, effective 6/18/2010), the entire project site is located within Special Flood Hazard Area Zone A Without Base Flood Elevation. The site and surrounding parcels to the north are slated for development as a part of the West Davis Active Adult Community Project. A Letter of Map Revision (LOMR) has been submitted for the community project area, and the site has been raised 4 to 5 feet; however, the LOMR has not yet been approved by FEMA.

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 these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts 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.

Written comments must be received by City of Davis on or before July 5, 2023 at the following address: Department of Community Development and Sustainability, 23 Russell Boulevard Suite 2, Davis, California, 95616, Attention: Eric Lee, Senior Planner

Comments may also be submitted via email to Eric Lee at [elee@cityofdavis.org](mailto:elee@cityofdavis.org). A full description of the project may be requested via mail or email at the addresses above.

Date: June 18, 2023

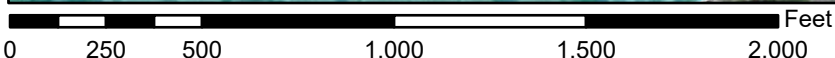
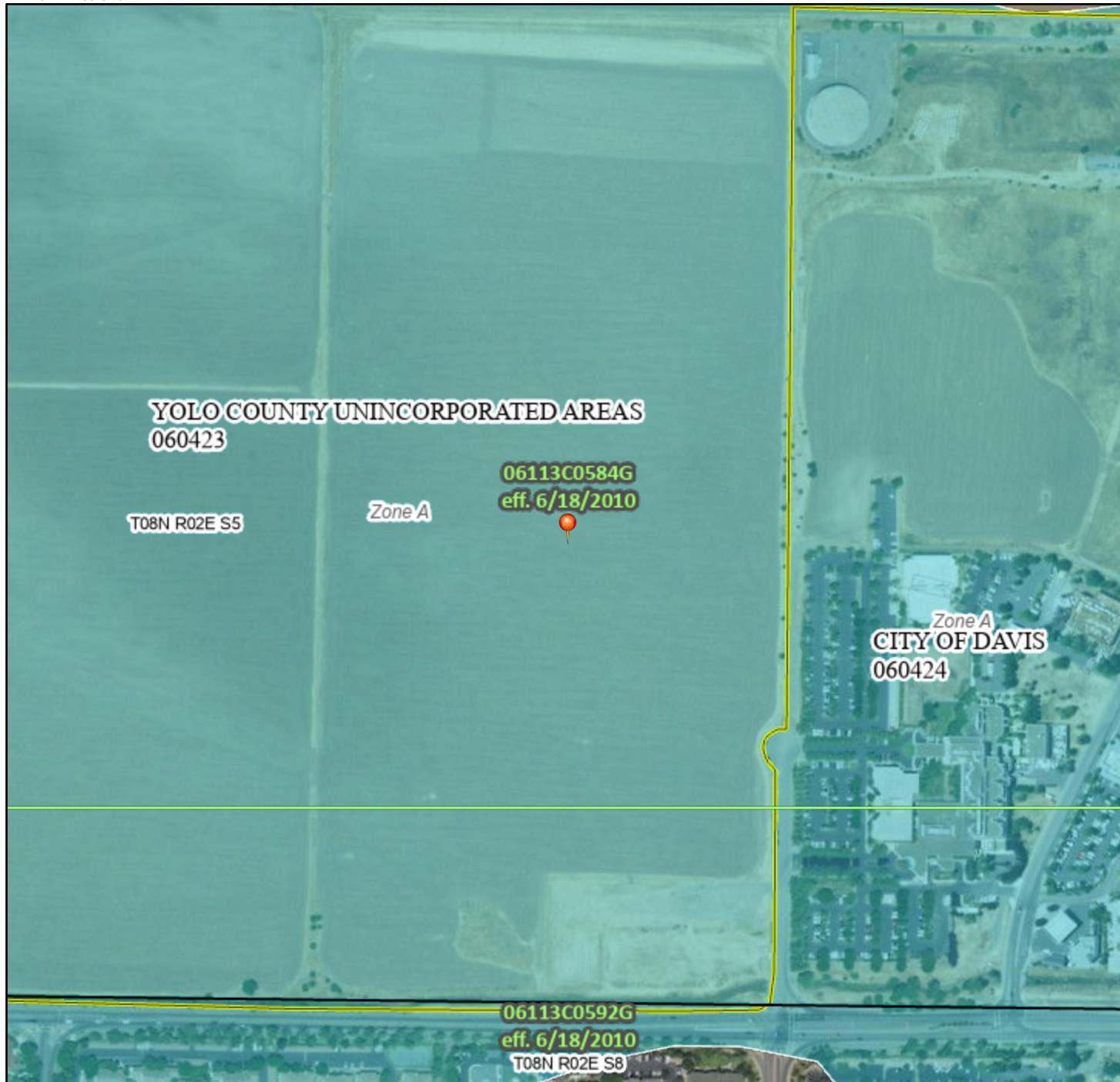
6/18

#2322

# National Flood Hazard Layer FIRMette



121°46'47"W 38°34'6"N



1:6,000

121°46'10"W 38°33'38"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/12/2023 at 2:16 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Federal Emergency Management Agency

Washington, D.C. 20472

**March 23, 2020**

THE HONORABLE BRETT LEE  
MAYOR, CITY OF DAVIS  
23 RUSSELL BOULEVARD, SUITE 1  
DAVIS, CA 95616

**CASE NO.:** 20-09-0737C  
**COMMUNITY:** CITY OF DAVIS, YOLO COUNTY,  
CALIFORNIA  
**COMMUNITY NO.:** 060424

DEAR MR. LEE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

CLOMR-F COMMENT DOCUMENT

cc: Mr. David Montgomery



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF DAVIS, YOLO COUNTY, CALIFORNIA	Proposed Lots 1 through 118, Bretton Woods, Phase 1; Lots 119 through 240, Bretton Woods, Phase 2; Lots 241 through 298, Bretton Woods, Phase 3A; and Bretton Woods, Phases 3B, 3C, and 3D, described as a portion of Section 5, Township 8 North, Range 2 East, M.D.B. & M., in the Grant Deed recorded as Document No. 2007-0013763-00, in the Office of the Recorder, Yolo County, California
	COMMUNITY NO.: 060424	
AFFECTED MAP PANEL	NUMBER: 06113C0584G; 06113C0592G DATE: 6/18/2010; 6/18/2010	
FLOODING SOURCE: COVELL DRAIN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.564724, -121.774608 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1 - 118	--	Bretton Woods, Phase 1	39660 West Covell Boulevard	Structure	X (shaded)	51.2 feet	51.2 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)	ANNEXATION
PORTIONS REMAIN IN THE SFHA	ZONE A
CONDITIONAL LOMR-F DETERMINATION	STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
119 - 240	--	Bretton Woods, Phase 2	39660 West Covell Boulevard	Structure	X (shaded)	51.2 feet	51.2 feet	--
241 - 298	--	Bretton Woods, Phase 3A	39660 West Covell Boulevard	Structure	X (shaded)	51.2 feet	51.2 feet	--
--	--	Bretton Woods, Phase 3B	39660 West Covell Boulevard	Structure (A: 299-302)	X (shaded)	51.2 feet	51.2 feet	--
--	--	Bretton Woods, Phase 3B	39660 West Covell Boulevard	Structure (B: 303-306)	X (shaded)	51.2 feet	51.2 feet	--
--	--	Bretton Woods, Phase 3C	39660 West Covell Boulevard	Structure (C: 307-319)	X (shaded)	51.2 feet	51.2 feet	--
--	--	Bretton Woods, Phase 3D	39660 West Covell Boulevard	Structure (D: 320)	X (shaded)	51.2 feet	51.2 feet	--

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 7 Properties.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 7 Properties.)**

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

### **ANNEXATION (This Additional Consideration applies to the preceding 7 Properties.)**

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

### **ZONE A (This Additional Consideration applies to the preceding 7 Properties.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

### **STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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