

## **Early Notice and Public Review of a Proposed Activity in a Floodplain**

To: All interested Agencies, Groups and Individuals.

This is to give notice that the Town of Woodloch has determined that the following proposed action under the Community Development Block Grant - Disaster Recovery Program administered by the Texas General Land Office – U.S. Department of Housing and Urban Development's Community Development Block Grant Mitigation (CDBG-DR) **Woodloch CDBG-DR-24-067-046-E234-drainage, #24-067-046-E234 / B-19-DF-48-0001**, is located in a Federal Flood Risk Management Standard (FFRMS) floodplain, and the City of Woodloch will be identifying and evaluating practicable alternatives to locating the action in the floodplain and 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 Protection of Floodplains.

### **Project Location:**

All work will occur in the Town of Woodloch, Montgomery County, Texas in the following locations:

- ROW from northeast corner of Woodloch north east 30 feet towards West From San Jacinto River.
- N. Woodloch starting at point 1,958 LF east of Needham Rd. extending east to S. Woodloch 1, 202 LF.

### **Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Flood and Drainage Facilities:

Subrecipient shall regrade swale, line channel, install riprap and piping, demolish and rehabilitate roadway, install manholes, curb and inlets, and complete associated appurtenances.

- Roadway Demolition - 3,400 SY
- 6" Subgrade Stabilization and Prep - 3,400 SY
- 6-inch Concrete Pavement – 3,400 SY
- Concrete Curb - 2,550 LF
- 18-inch HDPE Storm Sewer - 40 LF
- 24-inch HDPE Storm Sewer - 40 LF
- 30-inch HDPE Storm Sewer - 380 LF
- 36-inch HDPE Storm Sewer - 320 LF
- 36-inch RCP Storm Sewer – 50 LF
- 5-inch Concrete Outfall Slope Pavement – 50 SY
- Curb Inlet - 8 EA
- Storm Sewer Manhole - 2 EA

## FLOODPLAIN

### **Exemptions to Part 55:**

*Actions listed in the revised 24 CFR 55.12 that are exempt from the floodplain management requirements of Part 55 include:*

- *Exempt activities and actions that are Categorically Excluded Not Subject to 50.4 or 58.5*
- *Restoration or preservation of floodplains, acquisition of floodplains property provided the site is used for flood control or open space but only if structures are cleared and improvements are specifically limited*
- *Receivership or foreclosure and related actions*
- *Policy-level actions not involving site-based work*
- *Issuance of non-project-based housing vouchers*
- *A minor amendment to a previously approved action*

The project is subject to Part 55 because it meets the criteria for none of the exemptions.

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### **Critical Actions:**

*Critical action means any activity for which even a slight chance of flooding would be too great because such flooding might result in loss of life, injury to persons, or damage to property.*

*Critical actions include activities that create, maintain, or extend the useful life of those structures or facilities that:*

- *Produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials*
- *Provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., community stormwater management infrastructure, water treatment plants, data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas)*
- *Are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g., persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers; housing for independent living for the elderly is not considered a critical action*

Because the project meets none of the above criteria, the project is not considered a critical action.

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### **How FFRMS was determined:**

*The FFRMS is determined by utilizing a tiered approach:*

- *Climate-Informed Science Approach (CISA) - **Preferred Method***
- *0.2-Percent-Annual Chance Floodplain Approach (0.2PFA)*
- *Freeboard Value Approach (FVA)*

### Climate-Informed Science Approach (CISA)

- *Federal CISA data must be equal to or greater than base flood elevation (BFE) to be used.*

According to the Federal Flood Standard Support Tool (FFSST), there is no CISA data available

for the project area. However, it did provide a flood elevation of 116.4 feet but can not be used to provide a determination as to whether the project was in the FFRMS floodplain. The next tiered approach, 0.2PFA (500-year floodplain method), was therefore considered.

- **Base Floodplain Elevation (BFE) = 116.4 feet**

FEMA 0.2PFA (500-year floodplain)

- *FEMA maps must show a 500-year floodplain in order to be used*
- *Critical Actions require both the 0.2PFA and the Freeboard Value Approach (FVA) be used to determine which elevation is higher, the 0.2PFA or FVA.*

According to the FEMA map #48339C0535G (effective date 8/18/14), the project will occur in a 100-year floodplain. Since the 100-Year Floodplain is considered FFRMS floodplains, it was concluded that the project is in the FFRMS floodplain and the 8-step process is required. Moreover, since the 500-year floodplain was shown on the map, this method can be used for FFRMS determination.

Area of Disturbance in the Floodplain = Acres = 0.62 Acres

In order to ensure that all appropriate FEMA floodplain data was considered and the most stringent data source was used for the comparable flood data, all available effective, preliminary and pending FIRMS were reviewed:

- Effective Maps - 11
- Preliminary Maps - 0
- Pending Maps - 0

Upon completion of this review, it was discovered there was no additional data that would change the FFRMS determination.

**Natural and beneficial values potentially adversely affected by the activity:**

1. A flood could damage the new proposed infrastructure.
2. In addition to concerns for life and property, the City has considered the natural values of the floodplain. The natural resources of the floodplain include water, biological, and societal resources. The proposed project will have minimal impacts to the floodplain as necessary mitigation will be incorporated into the project.
3. It is not anticipated that the project will have no quantifiable impact on plant and animal life as appropriate mitigation will be incorporated into the project. Only native plants are to be used in the floodplain and on the site.
4. Societal resources should also be considered during the design process. The designs are meant to complement the natural features of the area and to offer an aesthetically pleasing structure. The site will not have an effect on agricultural lands.

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. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. 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 the Town of Woodloch at the following address on or before **August 26, 2025, the Town of Woodloch City Hall, 2620 N Woodloch Street, Conroe, TX 77385**. A full description of the project may also be reviewed from **9:00 AM to 5:00 PM**. at the address above. Comments may also be submitted via email at **todd@texasenvironmentals.com**.

**Posting Date:** August 7, 2025