

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 #**Project Title:** Williams Electric Vehicle and Low Carbon Fuels Travel Center

Lead Agency: City of Williams

Contact Person: Kathryn Ramsaur

Mailing Address: P.O. Box 310

Phone: 530-235-3270

City: Williams

Zip: 95987

County: Colusa

Project Location: County: Colusa

City/Nearest Community: Williams

Cross Streets: Virginia Street/North Street/SR 20

Zip Code: 95987

Longitude/Latitude (degrees, minutes and seconds): 39 ° 09 ' 39.05" N / -122 ° 09 ' 25.77" W Total Acres: 36.5 acres

Assessor's Parcel No.: 005-013-003, -006; 005-201-037; 005-011-003; 016-070-036

Section: 11

Twp.: 15N

Range: 3W

Base: Mt Diablo

Within 2 Miles: State Hwy #: SR 20, I-5

Waterways: Salt Creek, Freshwater Creek

Airports: Williams Airport

Railways: Union Pacific

Schools: Williams Elem, Williams Upper Elem

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 (Subdivision, etc.) ☒ Other: Design Review

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 780,595 Acres 17.92 Employees 10
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☒ Other: New City road - 2.53 acres, new emergency access road - 0.18 acres

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Cultural Resources, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

22.54 acres - Parks and Recreation (General Plan)/Agriculture-Rural (AR) (Zoning); 13.95 acres - Urban Residential High Density (General Plan & Zoning)

Project Description: (please use a separate page if necessary)

The Project consists of an electric vehicle charging (EVC) and low carbon fuels center on 20.63 acres, including a 3.21-acre commercial and passenger vehicle area with a 15,000 sf commercial center/convenience store, a 14.71-acre truck/travel trailer area with a 5,000-sf truck maintenance and scales building and a 2-lane truck wash of approximately 6,000 sf, a new access road on 2.53, and an emergency access road. The project also includes a General Plan Map Amendment to redesignate 22.54 acres of Parks and Recreation to 20.24 acres of Commercial and 13.95 acres of Urban Residential High Density to 13.72 acres of the same designation; a General Plan text amendment to amend maps in the Circulation Element to add signalization to an intersection, and to add a portion of a street as a Truck Route; a Zoning Map Amendment to rezone 22.54 acres of Agriculture to 20.24 acres of Commercial-Highway Overlay and 13.95 of RU-HD to 13.72 acres; and a Zoning Text Amendment to add a portion of a road as a Truck route, add the Highway Overlay Zone to the property, and allow truck stops within the Highway Overlay Zone. The total area affected by development and map amendments is approx. 36.5 acres. https://www.cityofwilliams.org/news_detail_T18_R19.php

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

Local Public Review Period (to be filled in by lead agency)

Starting Date December 24, 2024 Ending Date February 5, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Yuba Planning Group, LLC</u>	Applicant: <u>Brian Vail, EVC Partners LLC</u>
Address: <u>159 S. Auburn Street</u>	Address: <u>2410 Fair Oaks Blvd., Ste. 110</u>
City/State/Zip: <u>Grass Valley, CA 95945</u>	City/State/Zip: <u>Sacramento, CA 95825</u>
Contact: <u>Jessica Hankins, AICP</u>	Phone: <u>916-379-0955</u>
Phone: <u>530-277-1783</u>	

Signature of Lead Agency Representative: Katheryn Ramsaur Date: 12/23/2024

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