



# City of Williams

CALIFORNIA

## NOTICE OF PREPARATION

**DATE:** August 1, 2010

**TO:** Public Agencies and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the City of Williams General Plan Update

**Lead Agency**

City of Williams  
PO Box 310  
Williams, CA 95987  
Attn: Monica Aguayo, Assistant City Planner  
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The City of Williams will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. The EIR will be a Program EIR, as defined in Section 15168 of the CEQA Guidelines. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

Pursuant to Section 15063 of the CEQA Guidelines, an Initial Study has not been prepared for the plan. The EIR will consider all potential environmental effects of the plan to determine the level of significance of the environment effect, and will analyze these potential effects to make a determination on significance.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but, not later than 30 days after receipt of this notice. We respectfully request that you return your comments to the above-noted Lead Agency address by 5:00 P.M., September 1, 2010. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

A public scoping meeting to receive comments on the scope and content of the EIR will be held on:

Monday, August 23, 2010  
5:00 pm  
Williams City Hall  
810 E Street, Williams, CA 95987

**Project Description/Location:** The City of Williams is located in Colusa County within the Central Valley between the first foothills of the Coast Range on the west and the Colusa Basin on the east. This community is a free-standing community at the intersection of Interstate 5 and State Route 20. The nearest communities of Maxwell, Colusa, and Arbuckle are located eight miles north, 11 miles east, and 12 miles south, respectively. The population in 2009 was estimated to be 5,287 people. The City is comprised of approximately 4.2 square miles.

William's topography is relatively flat. The tributaries of the Freshwater Creek Basin include the City's most significant natural drainage corridor, Salt Creek, together with Spring Creek and Freshwater Creek that both merge into Salt Creek. Overall, the community is surrounded by open, agricultural lands. The incorporated area of Williams is generally a compact urban form that has mostly occurred in a contiguous manner.

The City has initiated a process to update the General Plan. The plan development process was designed to enable residents and community leaders to come together and decide how they would like the community to develop, including critical considerations such as the pattern and sequencing of development within the city limits and throughout the Sphere of Influence (SOI), timely provision of adequate facilities and services, coordination of infrastructure improvements, and community appearance and character enhancements. Rather than simply reacting to events as they unfold, a General Plan will enable the community to develop a proactive plan for achieving the ideal future imagined by the community through this planning process.

The City Council appointed a General Plan Advisory Committee (GPAC) to assist in the development of the General Plan Update. The GPAC, along with Community workshops, has provided direction and insight to the General Plan Update process. Based on information received from the GPAC and the community, a Proposed Land Use Map was developed which is the basis of the environmental documentation.

This General Plan Update offers a strategic policy framework for both the corporate limits, and the surrounding area including the SOI. The objective of the plan is, therefore, to provide guidance for decisions relating to the future use of land, community character and design, housing and neighborhoods, economic development, circulation and mobility, open space and recreation, resource conservation and management, and public facilities and services. The horizon of this plan is the Year 2030.

It is the intent of this General Plan that the policies and associated goals and recommended implementation strategies serve as a framework for community decision-making. To ensure growth that is both wise and sustainable, decisions would be based on a formulation of sound policy and founded by a comprehensive and integrated approach to analyzing community issues and identifying realistic solutions, as set forth in this plan.

Key objectives of the plan include:

- ◆ Establish a Land Use plan that maintains the character of Williams.
- ◆ Establish policy direction for future development and redevelopment in the community.
- ◆ Identify improvement needs and priorities for the next 20 years.
- ◆ Coordinate transportation and infrastructure improvements with development, creating an integrated development framework.
- ◆ Establish a development pattern that is fiscally responsible and coordinated with the availability of utilities and services.
- ◆ Promote sustainable development practices with a strong emphasis on protection and conservation of natural resources, open space areas and agricultural lands.

The existing General Plan was originally adopted in 1988. According to state law, there are seven mandated elements of a general plan: Land Use, Circulation, Housing, Open Space, Conservation, Safety and Noise (Government Code Section 65302). All elements are addressed in the Williams General Plan Update and an additional element Public Facilities and Growth Capacity has been included. The Open Space and Conservation elements were combined into one section with Parks to more comprehensively address these topics in a coordinated fashion. Public Facilities and Growth Capacity has been included as a element to provide the community with direction related to timely extension of adequate infrastructure, provision of quality public services, and a logical sequencing of future development.

The General Plan Update includes the following sections:

- Section 1 Introduction and Vision – Outlines the planning process and establishes a vision for future growth and development in the community.
- Section 2 Background Studies – Provides an assessment of demographic and socioeconomic factors affecting the community. This chapter includes an overview of the City's environmental setting.
- Section 3 Land Use and Character – Establishes policy direction and a vision for the physical development of William's and the proposed Sphere of Influence including protection of environmental resources, housing, and preservation of community character. This chapter includes a future land use plan which depicts the pattern of use and the density and design characteristics of William's future development.
- Section 4 Circulation - Provide guidance for the incremental and methodical development of its mobility system. Included in this element is a Thoroughfare Plan that displays the planned roadway network and the functional classifications of each segment.
- Section 5 Parks, Open Space and Conservation - Identifies strategies for preserving open space and natural resources and secondly, to evaluate the existing park system and identify future needs and enhancement opportunities.

- Section 6 Growth Capacity - Establishes a policy framework that is designed to guide decisions relating to timely extension of adequate infrastructure, provision of quality public services, and a logical sequencing of future development.
- Section 7 Housing - This plan element supplements the Housing to document achievements of the housing goals since the previous plan and to outline the measures of consistency with the other General Plan sections. The City is currently updating the Housing Element as a separate work effort that will be incorporated into the document.
- Section 8 Noise – This plan element identifies and appraises existing noise problems in the community, and provides guidance to avoid noise and land use incompatibility problems in the future.
- Section 9 Public Safety – This plan element identifies the various threats to the health and safety of the community and addresses them with both short and long term solutions that will prevent the occurrence of a disaster and minimize the loss of life, property and resources should one transpire.

Each Plan Element includes a series of goals and action recommendations that support the overall vision of the Plan and mitigate many of the environmental impacts associated with implementation of the General Plan.

Date: August 1, 2010

Signature: \_\_\_\_\_

Monica Aguayo  
Assistant City Planner

Attachments:

- A. Regional Map
- B. General Plan Proposed Land Use Map