

Willows Wal-Mart Project

Summary

SCH Number	2004062128
Lead Agency	City of Willows
Document Title	Willows Wal-Mart Project
Document Type	NOD - Notice of Determination
Received	3/13/2006
Posted	3/13/2006
Present Land Use	LU: commercial retail on southerly 11 acres; vacant/former agricultural on northern 10 acres and southeast one acre out-parcel. Z: General commercial with PD overlay. GP: Commercial/Light Industrial
Document Description	<p>The new Supercenter will contain a grocery component of about 45,951 square feet, and a Tire and Lube Express, as well as a garden center of approximately 14,479 square feet (including 9,581 square feet of hard-fenced outdoor garden center). The use also includes outdoor sales as well as a seasonal sales area in a portion of the parking lot. Along the front of the Supercenter will be series of small internal "shops" occupying a total floor area of approximately 10,499 square feet. Some of these spaces will be occupied by Wal-Mart services such as optical and pharmacy, while others will be leased to non-Wal-Mart vendors and service providers (e.g., bank, hair salon, dry cleaners, etc.), although vendors have not been identified. The Supercenter will also include sales of alcohol (for off-site consumption). The new Supercenter will be open 24 hours per day, seven days per week. Through a lot line adjustment, two separate parcels or "pad sites" will be configured along Wood Street (State Route 162) at the very front of the Supercenter site. These two parcels are designed to provide for a single fast-food restaurant with drive-through window, and a fuel station. The fuel station will have 12 fueling positions located in the southwest corner of the site near the Wood Street/North Airport Avenue intersection. The fuel station is anticipated to be constructed concurrently with, or very shortly after, the Wal-Mart. The entire project site is zoned "CG General Commercial with a PD Overlay."</p>

Contact Information

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Agency Name	City of Willows
Contact Types	Lead/Public Agency
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Phone

(530) 934-7041

Location

Cities	Willows
Counties	Glenn
Cross Streets	Wood Street (SR 162) and I-5
Total Acres	22
Jobs	150
Parcel #	017-210-038,-040,-041,-042;017-330-026
State Highways	I-5; SR 162
Railways	Union Pacific
Airports	Willows-Glenn County
Waterways	Glenn-Colusa Canal; Willow Creek
Township	19N
Range	3W
Section	5

Notice of Determination

Approving Agency	Willows City Council
Approving Agency Role	Lead Agency
Approved On	3/7/2006

Determinations

(1) The project will have a significant impact on the environment	No
(2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA	Yes
(2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA	No
(2c) An other document type was prepared for this project pursuant to the provisions of CEQA	No
(3) Mitigated measures were made a condition of the approval of the project	Yes

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| (4) A mitigation reporting or monitoring plan was adopted for this project | N/A |
| (5) A Statement of Overriding Considerations was adopted for this project | No |
| (6) Findings were made pursuant to the provisions of CEQA | Yes |

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