



**NOTICE OF AVAILABILITY AND PUBLIC HEARING for the DRAFT ENVIRONMENTAL IMPACT REPORT on the WINTERS PACIFIC GAS AND ELECTRIC GAS OPERATIONS TECHNICAL TRAINING CENTER**

DATE: February 24, 2015  
TO: Interested Agencies and Individuals  
FROM: City of Winters

**The Draft Environmental Impact Report (DEIR) (SCH # 2014032005) for the WINTERS PACIFIC GAS AND ELECTRIC GAS OPERATIONS TECHNICAL TRAINING CENTER project is now available for review. Public comment on this document is invited for a 47-day period extending from February 25, 2015 to April 13, 2015. More information is provided herein.**

The project site is comprised of 55.2 acres at the southwest quadrant of the intersection of Interstate 505 (I-505) and East Grant Avenue (also known as State Route 128 or SR 128) in the City of Winters, California. It is comprised of eight parcels: Jordan property -- Assessor's Parcel Numbers (APNs) 038-070-028, -029, -030, -031, and -032) totaling 11.7 acres; McClish property -- APNs 038-070-037, -038, and -039 totaling 43.5 acres.

The applicant, Pacific Gas and Electric (PG&E) has submitted an application to the City of Winters (City) to reconfigure the property to accomplish the following:

1. Construct, operate, and maintain a natural gas vocational training center totaling 106,740 sf on approximately 29.6 acres.
2. Construct and dedicate to the City for operation and maintenance a storm drainage channel and parallel maintenance roads on approximately 7.9 acres. The maintenance road closest to the west and south would also serve as a public trail connection to the Putah Creek corridor and as a segment of Upper Putah Creek Trail system.
3. Construct and dedicate to the City for operation and maintenance a signalized extension of Timbercrest Road (which would serve as the main access to the Training Center) south from SR 128 onto a portion of a 1.6-acre right-of-way for operation and maintenance by the City. As a part of these improvements PG&E would construct sidewalk and a bicycle path along East Grant Avenue to East Main Street.
4. Create two remainder lots totaling approximately 16.2 acres to be retained by the current owner (McClish) with no proposed development or land use approvals at this time.
5. Provide funding for native landscaping and other recreational improvements (which may include bench seating, trash receptacles, interpretive signage, trail directional signage, etc.) which will be designed and installed wthrough cooperative efforts with the City and local volunteer groups within the Putah Creek Open Space buffer proposed for dedication to the City adjacent to the existing riparian edge of the Putah Creek corridor.
6. The City or other parties would construct the future segment of the Upper Putah Creek Trail along the rear of the McClish remainder parcel, within the 100-foot open space buffer along the existing vegetation line of the Putah Creek Corridor. This segment constitutes the final segment of the planned trail extending from downtown Winters to I-505.

The project would require the following approvals and authorizations from the City:

- EIR Certification
- Various General Plan Amendments

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- General Plan Policy Interpretation
- Various Rezoning and Zone Text Amendments
- Conditional Use Permit
- Site Plan/Design Review/Sign Permit
- Parcel Map and Mapping Items by Separate Instruments
- Amendments to the 2008 Winters Storm Drain Master Plan

The City and its consultant, Ascent Environmental, have prepared a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating the project. Following certification of the Final EIR, the City may take action to adopt the proposed project.

The DEIR analyzes impacts in the areas of: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology, Soils, Mineral Resources and Hazards, Greenhouse Gas Emissions, Land Use, Planning, Population and Housing, Noise and Vibration, Public Services and Recreation, Transportation and Circulation, Utilities, Hydrology and Water Quality, Cumulative Impacts, Alternatives, and Other CEQA Considerations.

Significant impacts are identified in each of those topical areas: visual character, local plans and policies related to air quality, raptors, nesting birds, valley elderberry longhorn beetle, archeological resources or human remains, unique paleontological resources, hazards to the public or environment, increased ambient noise, intersection level of service, emergency vehicle access, and construction related traffic.

The DEIR is now available for public review at Winters City Hall at 318 First Street, Winters, CA 95694. The document is also available in hard copy and in electronic format (CD ROM), and available for public review at the Winters Branch Library at 708 Railroad Avenue, Winters, CA 95694 and on the City website at [http://www.cityofwinters.org/community\\_dev/pdf/PGE/PGEDEIR022515.pdf](http://www.cityofwinters.org/community_dev/pdf/PGE/PGEDEIR022515.pdf). Please contact Jenna Moser at (530) 794-6713 or [jenna.moser@cityofwinters.org](mailto:jenna.moser@cityofwinters.org) for more information or should you wish to purchase a copy.

**You may submit comments on the DEIR during the 47-day public review period which begins February 25, 2015 and runs through April 13, 2015 at 4:00pm.** All comments on the DEIR must be received by the City by 4:00pm April 13, 2015 in order to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City’s discretion. Comments must be directed to:

Jenna Moser, City of Winters  
 318 First Street  
 Winters, CA 95694  
 (530) 794-6713; [jenna.moser@cityofwinters.org](mailto:jenna.moser@cityofwinters.org)

**The following public workshops and meetings are scheduled for this project at the Public Safety Facility 702 Main Street, Winters CA:**

March 17, 2015	Joint workshop before the City Council and Planning Commission on design and infrastructure
March 24, 2015	Joint workshop before the City Council and Planning Commission on environmental issues and formal meeting to receive oral comments on the Draft EIR
June 11, 2015	Special public hearing of the Planning Commission to consider and take advisory action on the project
July 7, 2015	Public hearing before the City Council to consider and take final action on the project
July 21, 2015	Second public meeting (if necessary) before the City Council to take final action on the project

There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact Jenna Moser at the number provided above. Please make your request as early as possible and at least one-full business day before the start of the meeting.