CITY OF WINTERS
california
Est. 1875

NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PG&E WINTERS GAS OPERATIONS TECHNICAL TRAINING CENTER

DATE: November 7, 2014

TO: Responsible and Trustee Agencies, Interested Parties, and Organizations

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Pacific Gas and Electric Company Winters Gas Operations Technical Training Center and Scheduling of a CEQA Scoping Meeting on Monday, December 1, 2014**

PROJECT: PG&E Gas Operations Technical Training Center

LOCATION: Southwest corner of Interstate 505 and State Route 128 (Grant Avenue). Assessor Parcel Numbers (APNs) 038-070-028 , -029, -030, -031, -032, -037, -038, and -039 totaling approximately 55.2 acres. See Figure 1, Vicinity Map.

PROJECT OVERVIEW: The City of Winters is processing an application from Pacific Gas and Electric Company (PG&E) to construct and operate a vocational training center on approximately 29.6 acres at the southwest quadrant of the intersection of I-505 and SR-128. The City has determined that a comprehensive Environmental Impact Report (EIR) will be necessary. The EIR will examine impacts in all environmental issue areas recommended in Appendix G of the CEQA Guidelines.

An NOP for this project was originally issued February 28, 2014. Due to changes in the project description and delays in the project schedule it is being reissued as a courtesy for a new comment period. Previously submitted comments will be utilized unless new comments are submitted. The project description is substantially the same but the proposed Training Center site has been reduced and reconfigured to minimize impacts on the residential neighborhood to the west.

The City of Winters requests your input regarding the scope and content of environmental analysis that, with respect to governmental agencies, is relevant to your agency's statutory/regulatory responsibilities, in order to ascertain potential impacts of the proposed project. More detailed project information including additional information on the proposed actions, project maps, and an expanded NOP may be attached or is available from the City of Winters by phone, in person, or online at the following website:

http://www.cityofwinters.org/community_dev/community_development_PGE.htm

As allowed under Section 15060 of the CEQA Guidelines, the City has not prepared an Initial Study. This Notice of Preparation (NOP) has been prepared pursuant to Section 15082 and 15083 of the CEQA Guidelines.

COMMENT PERIOD: Written comments on the NOP can be sent anytime during the NOP review period which begins **November 10, 2014 and ends December 9, 2014 at 5:00 pm**. Your views and comments on how the project may affect the environment, and what potential environmental impacts the EIR should consider, are welcomed. Please send your written or electronic responses, with the name of your agency contact person, to the following address:

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

SCOPING MEETING: Oral responses on the NOP may be provided at the Scoping Meeting to be held **Monday, December 1, 2014 at 6:30 pm** in the Winters City Council Chambers located at **318 First Street in Winters**. If you have questions regarding this NOP or the Scoping Meeting, please contact Jenna Moser at (530) 794-6713.

Jenna Moser, Management Analyst
City of Winters

11/7/14
Date

318 First Street
Winters, CA 95694
Phone.530.795.4910
Fax. 530.795.4935

COUNCIL MEMBERS
Harold Anderson
Wade Cowan
Pierre Neu

MAYOR
Cecilia Aguiar-Curry

MAYOR PRO TEM
Woody Fridae

CITY CLERK
Nanci Mills

TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.

PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER DETAILED PROJECT INFORMATION

1. **PROJECT TITLE:**
PG&E Winters Gas Operations Technical Training Center (Training Center)

2. **PROJECT APPLICANT:**
Pacific Gas and Electric Company
245 Market Street
San Francisco, CA 94177
c/o Ken Buck, Director, CRE Program Mgmt
(415) 317-3617
K2BW@pge.com

3. **LEAD AGENCY:**
City of Winters
318 First Street
Winters, CA 95694
c/o Jenna Moser
(530) 794-6713
jenna.moser@cityofwinters.org

4. **PROJECT LOCATION:**
Southwest corner of Interstate 505 and State Route 128 (East Grant Avenue). Assessor Parcel Numbers (APNs) 038-070-028 , -029, -030, -031, -032, -037, -038, and -039 totaling approximately 55.2 acres. See Figure 1, Vicinity Map and Figure 2, Proposed Parcel Map.

5. **DESCRIPTION OF PROJECT:**
Setting
The project site consists of eight parcels totaling approximately 55.2 acres of primarily open agricultural land, with a small farmstead comprised of two rural residences and several outbuildings. The site is bounded to the north by East Grant Avenue (SR 128). On the north side of East Grant Avenue commercial development, rural residences, and open agricultural land are located. The site is bounded on the west by medium density residential development. The site is bordered to the east by Interstate 505 (which forms the City's easterly boundary) and orchards within unincorporated Yolo County. To the south is Putah Creek (which forms the City's southerly boundary) comprised of natural vegetation (mature riparian woodland), open space, and passive recreational trails. South of Putah Creek there are orchards and a farmstead in unincorporated Solano County.

The topography on the project site is primarily flat with no discernable topographical features. Elevation ranges from approximately 126 to 128 feet above mean sea level (msl) with a gradual and indiscernible declining slope eastward. On the southerly boundary of the project area along Putah Creek there are slopes in excess of ten percent. Elevations within the creek bank range from 95 to 130 feet above mean sea level.

There are no hydrological features including natural drainages, permanent irrigation canals, or wetland features within the boundary of the project site. Putah Creek, a perennial stream, is located to the south, a roadside drainage ditch runs along the north border off-site within State Highway 128 (East Grant Avenue) right-of-way, and a permanent drainage feature occurs off-site along the eastern border within the Interstate 505 right-of-way. Approximately five acres of the Training Center are located with the FEMA flood plain.

The project site consists of two distinct agricultural fields which bisect the site generally from north to south. These fields are currently under separate ownership. The eastern field abutting I-505 (Jordan property) totals approximately 11.7 acres consisting of unimproved and consists of annual grasses and weedy vegetation. The western field (McClish property) totals approximately 43.5 acres was bedded and prepared for spring planting but currently sits idle. At the northwest corner of the McClish property, separated from the active agricultural field by a dirt road, there is a small farmstead totaling about two acres.

Underground water and sewer mains cross the northern portion of the project site and a number of easements and rights-of-way encumber the various parcels that make up the project site.

Proposed Project

The applicant, Pacific Gas and Electric Company (PG&E), proposes to reconfigure eight existing parcels to allow for the following (see Figure 2):

- Development of a vocational training center on approximately 29.6 acres (proposed Lot 3) comprised of the Jordan property plus the easterly portion of the McClish property. Lot 3 would be developed and operated by PG&E.

- Development of a storm drainage channel on approximately 7.9 acres (proposed Lots A and B). Lots A and B are proposed for dedication to the City.

- Development of a signalized extension of Timbercrest Road south off of East Grant Avenue on a portion of 1.56 acres of road right-of-way.

- Creation of two remainder parcels (Lot 1 totaling 3.4 acres and Lot 2 totaling 12.8 acres) that would be retained by the current owner (McClish) for future development. No development or approvals are proposed for these parcels.

PG&E proposes to construct, operate and maintain a vocational training center on the project site (see Figure 3, Proposed Site Plan). At the facility, students will be trained to construct, operate, and maintain natural gas pipelines, measure and control the natural gas network, detect leaks, locate and mark underground infrastructure, and maintain natural gas storage facilities. Additionally, individuals will be trained in the following activities: excavation techniques; crane operation; welding techniques; installation and operation of meters, regulators and other gas system controls; corrosion control technology; gas service representative training; training for emergency response, and other similar natural gas transmission and distribution related functions.

The Training Center would employ approximately 63 people. At full build-out, there would be approximately 210 individuals on the campus each day. Generally the Training Center would operate Monday through Friday 7:00 am to 7:00 pm, although

students may arrive as early as 6:30am. Training on the weekends would occasionally occur between the hours of 7:00 am and 7:00 pm. Training conducted outside of the hours of 7:00 am to 7:00 pm would generally occur indoors, but may occasionally run until 10:00 pm.

All vehicles would enter and exit the Training Center using the proposed extension of Timbercrest Road south off of East Grant Avenue. Emergency vehicle access would be provided at the intersection of Matsumoto Lane and Grant Avenue intersection. A proposed internal service road (totaling 0.9 acres) would provide additional emergency access throughout the Training Center.

Subsequent to the development of the Training Center, the City would partner with the Putah Creek Coordinating Council to construct segments of the Upper Putah Creek Trail consisting of a ten-foot wide asphalt surface trail (with two-foot gravel shoulders on either side) within the 100 foot open space buffer adjoining the top of the creek bank (see Figure 3). Installation of benches, trash receptacles, and native landscaping would be included as a part of these improvements. In the open space buffer section south of the Training Center, the trail and ancillary improvements would extend from I-505 westward between the channel and the top of the creek bank within the creek buffer area designated for open space. In the future, the trail and ancillary improvements would be continued westward, within the 100-foot open space area along the southern portion of the McClish remainder parcel, to connect with the current terminus of the trail at approximately Creekside Way. This trail also functions as an emergency vehicle access to the creek.

Training Center Facilities

The following structures and facilities are proposed (see Figure 3):

Proposed Structures (in square feet)		
Area	**Covered/Enclosed**	**Covered/Unenclosed**
Learning Center	60,000	5,400
Future Building Expansion	20,000	0
Utility Village	9,000	0
Transmission and Distribution	4,700	6,400
Storage Sheds	600	0
Permanent Shade Structures	0	400
Subtotals	94,300	12,200
Total	106,500	

Learning Center – Approximately 60,000 square foot single-story building with approximately 5,400 square feet covered unenclosed on approximately 7.1 acres containing the primary indoor technical training area with classrooms, labs, offices, service yard, and 208 vehicle parking spaces.

Transmission and Distribution (T&D) Construction Area – Approximately 4,700 square foot one-story building with approximately 6,400 square feet covered unenclosed) on 1.6 acres containing a lab, equipment storage, outdoor training field, and pipe-fitting training area.

Gas Transmission Training Area – Approximately 1.1 acres of graded gravel-surface outdoor area with a pipeline inspection area, simulated (compressed air) gas storage wellhead, simulated gas pipe and meter vaults, and gas pipeline pits for training.

Crane Certification Area – Approximately 0.7 acre gravel-surface area containing three truck-based 70-foot boom cranes for training.

Equipment Parking Areas – Two equipment storage areas (approximately 0.8 acres and 2.6 acres respectively) near the Learning Center service yard and the T&D area respectively.

Equipment and Excavation Training Area – Approximately 7.9 acres of unsurfaced (native dirt material) acres used for excavation and soil management training including operation of backhoes, excavators, drill rigs, and similar equipment.

Commercial Driver Training Area – An asphalt paved area totaling approximately 4.3 acres at south end of site used for commercial driver's license training.

Utility Village – Approximately 1.8 acres containing 15 training homes of approximately 600 square feet each, totaling approximately 9,000 square feet that provide a small-scale replica of a residential street used to train field service representatives.

Equipment Fueling Area – Approximately 1,000 gallon above-ground fuel tank and ancillary equipment located within the crane certification area for refueling equipment.

Cathodic Protection Area – Approximately 0.5-acre open training field (gravel or native grasses) for training in use of pipeline protection apparatus.

Future Expansion Area – Approximately 0.5 acre area reserved for future 20,000 square foot single-story building to support additional training needs.

Proposed Infrastructure

The following infrastructure improvements are proposed to be completed by the applicant as a part of the project:

Stormwater Diversion Channel – PG&E proposes to construct a storm water drainage channel on proposed Lots A and B which would be dedicated to the City for operation and maintenance. The facility would include an interim channel 60-feet wide and six feet deep, with a 10-foot wide paved path/maintenance road on the west/south side of the channel, and a 10-foot wide gravel road on the east/north side of the channel. The channel would be hydroseeded with native grasses for erosion control purposes.

The 10-foot paved path/road may be used by the City for public access, which will connect the Class I path along East Grant Avenue with the Upper Putah Creek Trail. PG&E proposes to construct the proposed channel to its ultimate width, per the City of Winters Storm Drainage Master Plan (2008), but not to its ultimately-planned depth. Excavation and construction for later required depths would be undertaken by the City or other developers in connection with future development of the area north of Winters.

Water Quality Detention Pond – PG&E proposes to construct a private detention pond in the southeast corner of the Training Center site. This facility would be approximately 1.0 acre in size and have a maximum depth of approximately nine feet.

Putah Creek Parkway Enhancements – PG&E has committed to work with the City to help fund restoration of the Putah Creek area and trail connector. The Draft EIR will analyze the impacts associated with the future Upper Putah Creek Trail connections south of the Training Center and McClish remainder property.

Public Roadway Improvements – PG&E proposes to construct various improvements to the following streets:

- Timber Crest Road, south of East Grant Avenue – 66-foot right-of-way; 50 feet curb-to-curb width; 8-foot sidewalks. The south terminus of Timbercrest Road would include a 110-foot diameter (at face-of-curb) cul-de-sac that meets City standards.

- East Grant Avenue/Timber Crest Road Intersection – Southwestern and southeastern curb returns, sidewalks, and curb ramps; other traffic control mitigations as may be identified in the project traffic study

- East Grant Avenue property frontage (Matsumoto Lane to East Main Street) – Proposed 8-foot Class I bike path consistent with the Grant Avenue/SR128/Russell Blvd Complete Streets Concept Plan (Dec 2010) and Caltrans Highway Design Manual. The 12-foot sidewalk easement would be added to the existing Caltrans right-of-way.

Public Utility Improvements – PG&E proposes to install the following public utility improvements:

- Eight-inch gravity sewer main and manholes in Timbercrest Road; and

- Storm drain pipes and structures serving Timbercrest Road, south of East Grant Avenue.

Other Utilities Services – Water, natural gas, electricity, and communication/data lines will also be connected to the facility.

Required City Approvals

1) *EIR Certification* – Certification of project EIR

2) *General Plan Amendments* – Amendments to the Land Use Diagram of the Winters General Plan as follows:

   a) Parcel-specific Land Use Diagram amendment to change 11.5 acres (Jordan: 038-070-028 Lot 3 portion,-029, -030, -031; -032, and City ROW) from Highway Service Commercial (HSC) to Public Quasi Public(PQP)

   b) Parcel-specific Land Use Diagram amendment to change 18.0 acres (McClish: 038-070-038, -039 Lot 3 portion, and 0.8 acres of City ROW) from Business Industrial Park (BIP) to Public Quasi Public (PQP)

   c) Parcel-specific Land Use Diagram amendment to change 0.2 acres (Jordan: 038-070-28 Lot B portion) from HSC to Open Space (OS) and 7.7 acres (McClish: 038-070-37 Lot A portion and 038-070-39 Lot B portion) from BIP to OS

   d) Parcel-specific Land Use Diagram amendment to change 0.1 acres (McClish) from BIP to City ROW

3) *General Plan Policy Interpretation* – Interpret the proposed construction of the Storm Water Channel as consistent with General Plan Policy VI.D.1 related to the City's requirement for a 100-foot open space buffer along Putah Creek.

4) *Rezonings* – Amendments to the City Zoning Map as follows:

   a) Parcel-specific rezoning to change 11.5 acres (Jordan: 038-070-028 Lot 3 portion,-029, -030, -031; -032, and City ROW) from Highway Service Commercial (C-H) to Public Quasi Public(PQP)

   b) Parcel-specific rezoning to change 18.0 acres (McClish: 038-070-038, -039 Lot 3 portion, and 0.8 acres of City ROW) from Business Industrial Park (BIP) to Public Quasi Public (PQP)

   c) Parcel-specific rezoning to change 0.2 acres (Jordan: 038-070-28 Lot B portion) from C-H to Open Space (OS) and 7.7 acres (McClish: 038-070-37 Lot A portion and 038-070-39 Lot B portion) from BIP to OS

   d) Parcel-specific rezoning to change 0.1 acres (McClish) from BIP to City ROW

5) *Zoning Text Amendments* -- Citywide text amendments to define Vocational Training Facilities and conditionally allow this use within Public/Quasi-Public PQP zone district as follows:

   a) 17.08 Use Classifications
   Amend Section 17.08.060 to add the following text:

      O. Vocational Training Facility. "Vocational Training Facility" means a public or private school offering specialized trade and commercial courses for the purpose of technical, vocational or occupational training. These schools typically involve workshops, laboratories, or similar facilities, as well as outdoor instruction and outdoor storage. This classification includes specialized non-degree-granting schools offering such subjects as: professional driving schools for commercial licenses, operation of construction equipment, crane certification, welding, woodworking or material fabrication, and engineering and/or automotive design and/or repair.

   b) 17.52 Land Use Regulations: Zoning Matrix
   Amend Section 17.52.020 to add Vocational Training Facility as a conditional use in the PQP district to the land use matrix.

   c) 17.72 Off-Street Parking and Loading
   Amend Section 17.472.020, Table 6 relating to Off-Street Parking Requirements (i.e., off-street spaces required) to add the Vocational Training Facility land use in alphabetical order under Public & Quasi Public Uses subject to use permit.

6) *Conditional Use Permit* – A Conditional Use Permit for operation of a vocational training school in PQP zone district.

7) *Site Plan/Design Review* – Approval of the proposed site plan and design review pursuant to Section 17.36.020 of the City Zoning Ordinance and Grant Avenue Design Guidelines.

8) *Parcel Map* – A parcel map to subdivide the McClish parcel into three private lots (Lot 1, Lot 2, and Lot 3) and dedicate to the City three public lots (Lot A, Lot B, and Lot C) and to grant to the City a 12-foot wide Sidewalk Easement along Grant Avenue.

9) *Mapping Items by Separate Instruments* – Vacation of existing roadway rights-of-way, public utility easements, public services easements, public sewer access easements, public emergency vehicle access easements, public tree planting and maintenance easements, and public storm drainage easements; dedication of public utility easements, public sidewalk easements, public emergency vehicle access easements, and public open space; and a lot merger of six parcels (a portion of APN 038-070-028, APN 038-070-029, APN 038-070-030, APN 038-070-031, APN 038-070-032, APN 038-070-038, and a portion of APN 038-070-039).

10) *Amendments to 2008 Winters Storm Drainage Master Plan* – Amendments to the 2008 Winters Storm Drainage Master Plan as follows:

   a) Delete Water Quality Detention Ponds #3 and #4 and replace them with one private storm water detention pond on 1.5 acres in the southeastern corner of the Project site.

   b) Move the conceptual alignment of the Putah Creek Diversion Channel south of SR 128, approximately 325 feet to 485 feet east of the currently approved alignment (through McClish APN 038-070-037 and 038-070-039).

Other Required Approvals

Other approvals that may be required from other federal, state, or local agencies include:

Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) – A modification of the applicable Flood Insurance rate Map (FIRM) documenting the removal of the affected portion of the property from the regulatory floodway.

Caltrans Encroachment Permit – An encroachment permit would be required for roadway improvements within the State right-of-way along East Grant Avenue and drainage improvements within the State right-of-way along I-505.

California Department of Fish and Wildlife – The City would coordinate directly with CDFW regarding any permits or approvals that may be required for the Putah Creek Trail Connection, including a Streambed Alteration Permit.

State Water Resources Control Board – The applicant will need to apply for and obtain coverage under the General Construction Activity and General Industrial Activity Stormwater permits.

Yolo-Solano Air Quality Management District - The applicant would need to obtain and Authority to Construct, as well as a Permit to Operate from the District.

Yolo County Well Abandonment -- Two existing wells on the Jordan property would be evaluated for continued use and abandoned as necessary. Well abandonments would be completed per County standards/permits.

6. POTENTIAL ENVIRONMENTAL IMPACTS TO BE CONSIDERED:

The City has determined that an EIR is required for this project. Therefore, as allowed under Section 15060 of the CEQA Guidelines (Title 14 Cal. Code Regs.), the City has not prepared an Initial Study and will instead begin work directly on the EIR process described in Article 9, commencing with Section 15080. As required, the EIR will focus on the significant effects of the project and will document the reasons for concluding that other effects will be less-than-significant or potentially significant. The EIR will recommend measures to mitigate any significant environmental impacts.

The EIR will analyze a broad range of potential environmental impacts associated with construction and operation of the project. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate. The EIR will analyze the following impact areas:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, Hazards, Mineral Resources
- Greenhouse Gas Emissions
- Land Use, Planning, Population, Housing
- Noise
- Public Services, Recreation
- Transportation, Traffic
- Utilities, Hydrology, Water quality
- Other CEQA Considerations

In addition to the topics listed above, the EIR will analyze the following proposed project alternatives:

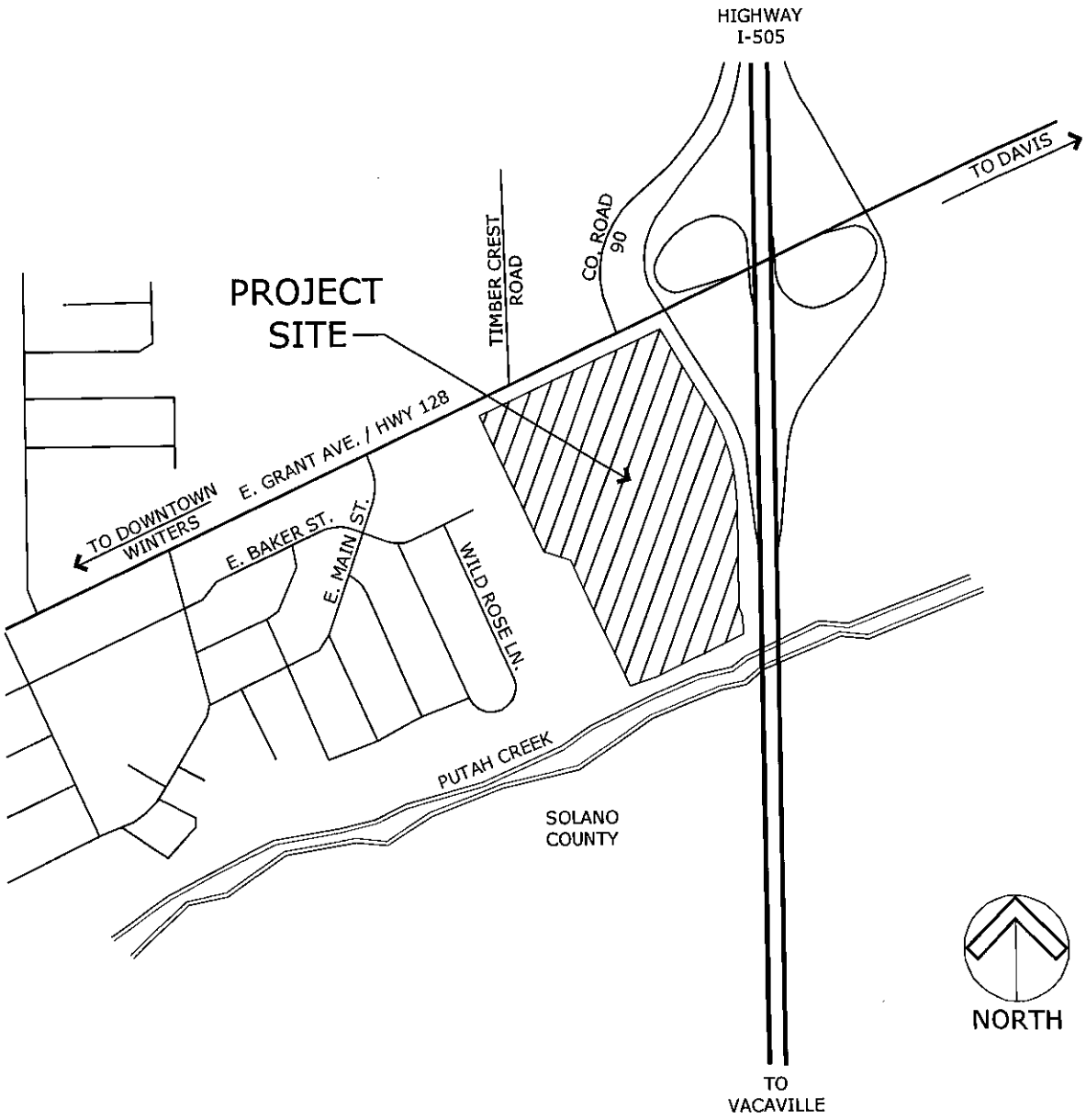
No Project – Existing Conditions, defined as continued agricultural use of the site

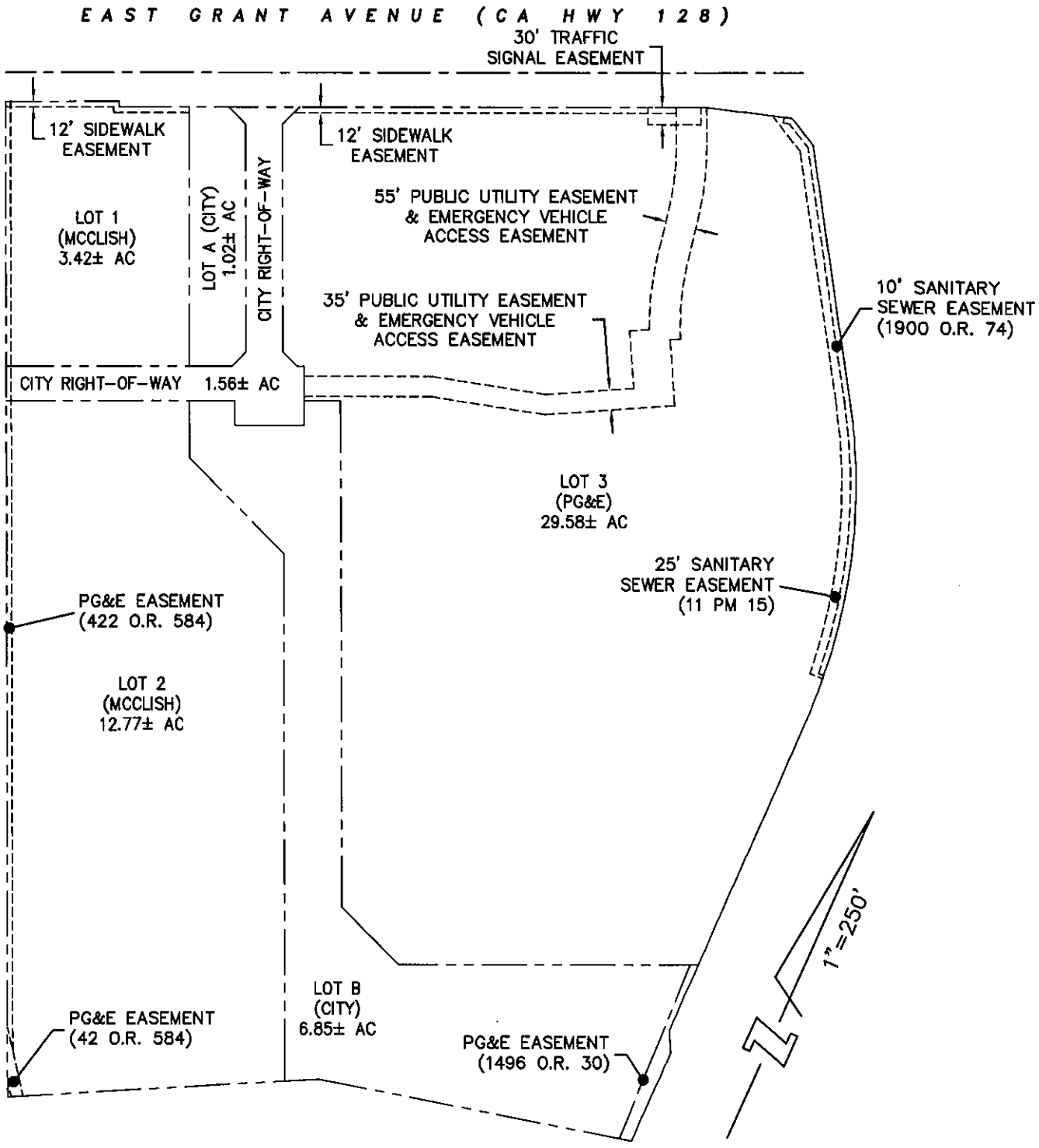
No Project – Planned Development, defined as the development of planned highway commercial and business park land uses on the site.

Alternative Site, defined as development of the project on one or more offsite locations.

7. FIGURES:

Figure 1, Vicinity Map
Figure 2, Parcel Map
Figure 3, Site Plan

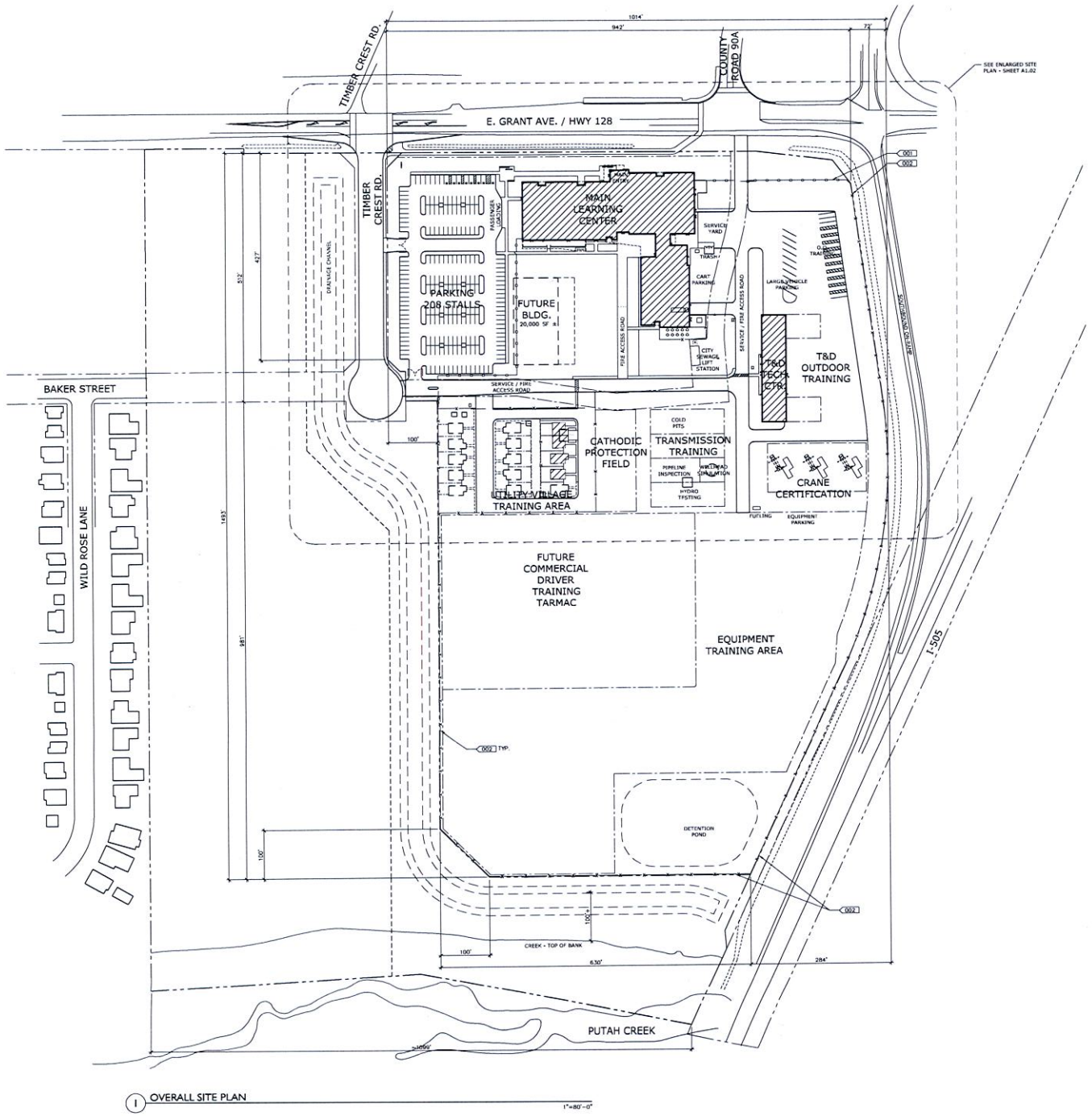

HIGHWAY
I-505
TO DAVIS
CO. ROAD
90
TIMBER CREST
ROAD
PROJECT
SITE
E. GRANT AVE. / HWY 128
TO DOWNTOWN
WINTERS
E. BAKER ST.
E. MAIN ST.
WILD ROSE LN.
PUTAH CREEK
SOLANO
COUNTY
NORTH
TO
VACAVILLE



ULTIMATE MAPPING CONDITION

BkF
ENGINEERS / SURVEYORS / PLANNERS
980 9TH ST
SUITE 1770
SACRAMENTO, CA 95814
916-556-5800
916-556-5899 (FAX)

OCTOBER 29, 2014



1 OVERALL SITE PLAN
1"=80'-0"

DREYFUSS & BLACKFORD
ARCHITECTS
1220 Folsom Boulevard
Sacramento, California
95814-4805
Telephone 916 447-1750
Facsimile 916 447-1758
www.dreyfussblackford.com

GENERAL NOTES

1. REFER TO ENLARGE PLAN FOR DETAIL.
2. FOR PARKING SUMMARY, SEE SHEET A1.02.

KEYNOTES

001 7' HIGH ORNAMENTAL METAL FENCE, ARCHITECTURAL GRADE

002 7' SECURITY FENCE, 6' CHAINLINK FABRIC W/ 3 STRAND BARB WIRE TOP

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT/ENGINEER

CITY PLANNING SUBMITTAL

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		

PG&E GAS OPERATIONS
TECHNICAL TRAINING CENTER

OVERALL SITE PLAN

83011.02
1"=80'
6 October 2014

NORTH

A1.01