

PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER



**CEQA Scoping Meeting
December 1st, 2014
Winters City Council Chambers - 6:30 pm**

AGENDA FOR THE MEETING

- 6:30 Welcome (John Donlevy, City Manager)
- 6:40 Overview of Process/Purpose of Meeting (Heidi Tschudin, City Project Manager)
- 6:45 Summary of Project Application (Heidi Tschudin)
- 6:55 Summary of Project Infrastructure (Alan Mitchell, City Engineer)
- 7:05 Applicant Presentation (Tom Crowley, Project Representative)
- 7:15 Comments and Questions

WHY IS THE CITY HOLDING THIS MEETING?

The City of Winters has required that a comprehensive project-level Environmental Impact Report (EIR) be prepared for an application submitted by Pacific Gas and Electric Company (PG&E) to construct and operate a vocational training center on approximately 30 acres at the southwest quadrant of the intersection of I-505 and SR-128.

EIRs must be prepared in accordance with regulations and procedures set by state law. These regulations are referred to as the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

State law (CEQA Guidelines Section 15082 and 15083) encourages, and in some cases requires, the City to hold a “scoping” meeting at this stage of the process for two main reasons:

- To receive comments from public agencies and interested members of the public regarding the appropriate scope of the environmental analysis, and
- To solicit agency and public input regarding the scope of the analysis of alternatives to the project

A scoping meeting was previously held in March of this year but due to changes in the project description and delays in the project schedule a new NOP has been issued and a second scoping meeting will be held. All previously submitted comments will be addressed.

WHAT WILL THE EIR COVER?

- 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
- Alternatives to the Project
 - No Project – Existing Conditions (continued agricultural use of the site)
 - No Project – Planned Development, (development of planned highway commercial and business park land uses on the site)
 - Alternative Site (development of the project on an offsite alternative)

HOW DO I SUBMIT COMMENTS?

Comments on this stage of the process **MUST** be received by **December 9, 2014 at 5:00 pm**. Comments may be submitted in several ways:

- Verbally tonight (these will be documented in the City's summary meeting minutes)
- Hand written on comment card tonight
- Electronically to jenna.moser@cityofwinters.org
- Through US Postal service addressed to Jenna Moser, City of Winters, 318 First Street, Winters, CA 95694

If you have no comments on the project at this time, there will be other opportunities to submit comments on the project and participate in the application review process.

HOW DO I STAY INFORMED ABOUT THE PROJECT?

There are, and will continue to be, many sources of information about this project. A short report called a Notice of Preparation (NOP) was distributed November 7th and is most relevant for tonight's meeting. Copies of the NOP are available tonight or you can access the NOP online at the City's new project information link on the front page of the City's official website at www.cityofwinters.org. This site contains copies of important project information including the project application, special technical studies, and reports prepared by the City throughout the process.

You can also sign up to receive notice of public hearings either through the US Postal service or electronic mail. This can be done at the City's project website link or tonight on the sign-up sheet.

WHAT IS THE PROCESS FOR REVIEWING THIS PROJECT?

When a City receives an application to build a new project, there are many procedures that must be followed – some set by state law and some set by local law. Here is a summary of the process for this project and an estimate of key dates.

Application re-submitted (October 6, 2014)



Technical studies prepared (underway)



City begins environmental impact analysis (November 2014)



Draft EIR released for public review (late February 2015)



Public workshops on project (March 2015)



City responds to comments on project and EIR (May 2015)



Planning Commission public hearing (June 2015)



City Council public hearing and final action on project (July 2015)



Project construction (August/September 2015)

SUMMARY OF THE PROJECT

Applicant: PG&E

Site Location: 55.3 acres at SW corner of I-505 and SR 128 (East Grant Avenue)

Project Description: Reconfigure 8 existing parcels totaling 55.3 acres to develop the following: 1) PG&E will construct and operate a natural gas vocational training center totaling 106,500 square feet on ±30 acres; 2) PG&E will construct a storm drainage channel on ±8 acres that will be dedicated to the City for operation and maintenance; 3) PG&E will construct a signalized extension of Timbercrest Road (which will 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; 4) as a result of the PG&E

application two remainder parcels totaling 16.2 acres will be retained by the current owner with no proposed development or approvals at this time; and 5) the City will construct segments of the Upper Putah Creek Trail to extend the existing trail and restored habitat east to its planned terminus at I-505

Summary of Training Center Activities: Classroom training, laboratory training, excavation training; crane operation training; instruction in welding; simulated field work.

Proposed Hours of Operation: Daily Monday through Friday between the hours of 7:00 am and 7:00 pm. Occasionally Saturday and Sunday from 7:00 am to 7:00 pm, and weekday evenings until 10:00 pm.

People on Site: Approximately 210 people daily (63 employees and 147 students)

Proposed Buildings:

Learning Center	60,000 sf single-story main building (plus 5,400 sf covered, unenclosed) on 7.1 acres containing classrooms, labs, offices, service yard, and 208-space parking area
Transmission/Distribution	4,700 sf one-story building (plus 6,400 sf covered, unenclosed) on 1.6 acres containing lab, equipment storage, outdoor training field, and pipe-fitting training area
Utility Village	fifteen 600 sf training homes (9,000 sf total) on 1.8 acres
Storage/shade structures	1,000 sf
Classroom expansion	20,000 sf one-story future building

Other Proposed Activity Areas:

Crane Certification	three 70-foot boom cranes on 0.7 acre gravel pad
Gas Transmission	Simulated gas storage, pipe and meter vaults, and pipelines on 1.1 acre gravel area
Cathodic Protection	Pipeline protection training in 0.5 acre open field
Equipment/excavation training	7.9 acre dirt training area
Commercial driver training	4.3 acre paved area
Expansion	0.5 acre for future expansion
Equipment parking	0.8 and 2.6 acre paved lots
Equipment fueling	1,000 gal above-ground tank within crane certification area

Storm Drainage 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.

Required City Approvals:

- Certification of the EIR
- Amendments to the General Plan
- General Plan Policy Interpretation
- Amendment of Zoning and Zoning Ordinance
- Approval of a Condition Use Permit
- Site Plan/Design Review
- Parcel Map
- Various vacations of rights-of-way and easements; various dedications of rights-of-way and easements; lot merger
- Amendments to the Storm Drainage Master Plan

ATTACHMENT

Project Site Plan (one page)

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' HIGH SOUND WALL

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
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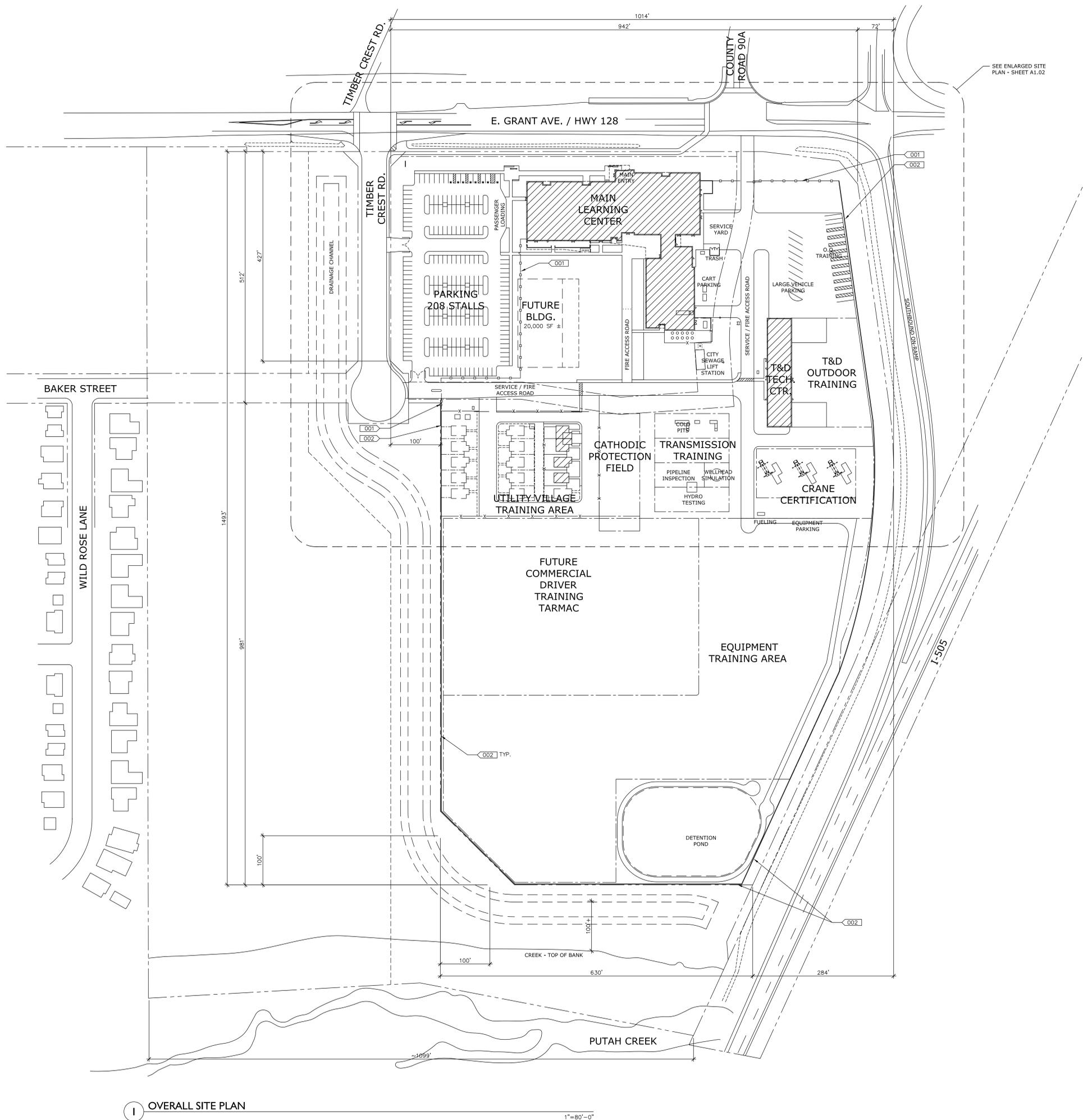
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TECHNICAL TRAINING CENTER

OVERALL SITE PLAN



B3011.02
1"=80'
6 November 2014

A1.01



OVERALL SITE PLAN

1"=80'-0"