

**WINTERS PACIFIC GAS AND ELECTRIC (PG&E)
GAS OPERATIONS AND TECHNICAL
TRAINING CENTER**



**Project Workshop and
Draft EIR Comment Meeting**

**March 24, 2015
Winters Public Safety Center - 6:30 pm**

AGENDA FOR THE WORKSHOP

- 6:30 Welcome (John Donlevy, City Manager)
- 6:35 Process Overview (Heidi Tschudin, City Project Manager)
 - Workshop Goals
 - Project Description
 - City Approvals
- 6:45 EIR Overview (Heidi Tschudin)
- 7:10 Putah Creek Interface (Alan Mitchell, Contract City Engineer and Jaysen Long, PG&E Project Engineer)

- 7:30 Open Workshop for Council and Commission Discussion
Open Workshop for Public Comment
Oral Comments on Draft EIR
- 8:50 Wrap Up (Heidi Tschudin)

WHY IS THE CITY HOLDING THIS WORKSHOP?

The City of Winters is holding this second joint workshop of the City Council and Planning Commission to encourage the community and decision makers to become more familiar with the details of the project, ask questions of staff and the applicant in a less formal setting, and in general increase community outreach about the project, prior to taking action on the application in June. The first workshop was held on March 17, 2015 and focused on site plan, infrastructure, and building design. The focus of this second workshop is the Draft Environmental Impact Report (DEIR), the storm drainage channel design, and design of the landscaping and open space along Putah Creek. During the Public Comment portion of this meeting, the City will provide a formal opportunity to make oral comments on the adequacy of the Draft EIR.

The two scheduled workshops do not replace the formal hearings that will be held by both the Planning Commission and City Council in a couple months to consider and take action on the project application. Rather, they are being held to increase general understanding and education about the project.

PROJECT SCHEDULE

Draft EIR released for public review February 24, 2015



Public workshops on project March 17 and 24, 2015



Public comment period for DEIR ends April 13, 2015



City responds to comments on project and EIR May 2015



Planning Commission public hearing June 11, 2015



City Council public hearing and final action on project July 7 and 21, 2015



If the project is approved, construction would begin in August 2015

HOW DO I STAY INFORMED ABOUT THE PROJECT?

There are, and will continue to be, many sources of information about this project:

- 1) Read/review the Draft EIR that is circulating now. It contains a lot of important information for understanding the project.
- 2) Check out the project information link on the front page of the City's website www.cityofwinters.org.
- 3) Participate in the workshops and hearings.

If you haven't already, 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.

HOW DO I SUBMIT WRITTEN COMMENTS?

Written comments on the Draft EIR must be received by 4:00 pm April 13, 2015. Written comments on other aspects of the project may be submitted anytime through the hearings but are encouraged earlier to allow for consideration by the City and the applicant.

Written comments may be submitted in several ways:

- 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

HOW DO I MAKE ORAL COMMENTS?

During the workshop, the public will be provided an opportunity to make oral comments regarding the adequacy of the DEIR as an informational tool for making decisions regarding the PG&E Gas Operations and Technical Training Center. The state guidelines for determining the adequacy of an EIR provide the following guidance:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure. (CEQA Guidelines, Cal. Code Regs. Tit 14, Section 15151)

A court reporter will be in attendance at the workshop to transcribe the portion of the meeting when oral comments on the DEIR are accepted. These comments will be treated similar to written comments. Written responses will be prepared and made available as part of the Final EIR which will be released prior to the June hearing before the Planning Commission.

Oral comments on other aspects of the project may be provided tonight and at the upcoming hearings before the Planning and Commission and City Council.

SUMMARY OF THE PROJECT

PG&E has submitted an application to the City of Winters (City) to reconfigure six legal parcels (eight assessors parcels) totaling 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) to accomplish the following:

1. PG&E proposes to construct, operate, and maintain a natural gas vocational training center totaling 106,740 square feet on approximately 29.6 acres.
2. PG&E proposes to 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. PG&E proposes to construct and dedicate to Caltrans for operation and maintenance a signalized intersection at Timbercrest Road and East Grant Avenue (which would serve as the main access to the Training Center). PG&E proposes to construct and dedicate to the City for operations and maintenance an extension of Timbercrest Road south from East Grant Avenue 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 a sidewalk and a bicycle path along East Grant Avenue to East Main Street.

4. As a result of the proposed reconfiguration of parcels two remainder lots totaling approximately 16.2 acres would be retained by the current owner (McClish) with no proposed development or land use approvals at this time.

5. PG&E will provide funding to the City and/or local volunteer groups for native landscaping and other recreational improvements (which may include bench seating, trash receptacles, interpretive signage, trail directional signage, etc.) 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 a 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.

Indoor activities would be conducted Monday through Friday every day year-round between the hours of 7:00 am and 10:00 pm. Indoor activities on weekends would be conducted every day year-round from 7:00 am to 7:00 pm. Outdoor activities would occur every day year-round from 7:00am to 7:00 pm.

There would be approximately 210 people on the site every day comprised of 63 employees and 147 students.

PROJECT APPROVALS

Approval of the project would require the following City actions. All of these decisions will first be considered by the Planning Commission. The Commission will make a recommendation to the City Council on each item or all of them as a package. The City Council will take the final action on the project by voting on each item individually or on all of them as a package.

- Resolution to Certify the Final EIR
- Resolution to Amend the General Plan Land Use Designations on the Project Site
- Resolution Approving an Interpretation of General Plan Policy VI.D.1
- Ordinance Amending the Zone Designations for the Project Site and amending the text of the Zoning Ordinance
- Resolution Approving a Conditional Use Permit
- Resolution Approving the Site Plan and Design Review
- Ordinance Approving a Parcel Map
- Ordinance/Resolution Approving Other Mapping Changes

DEIR CONCLUSIONS

The DEIR identifies the following significant impacts that would occur as a result of the project. For all impacts the identified mitigation measure(s) would fully mitigate the impact.

Impact 4.1-2: Changes in visual character of the site, particularly along Putah Creek. Mitigation: Redesign the channel cross-section and increase native landscaping along Putah Creek. Increase landscaping along the sound wall. Submit landscaping plan for City approval.

Impact 4.4-1: Impacts on raptors, such as Swainson's hawk. Mitigation: a) Pre-construction raptor nest surveys; b) Permanent protection of 38 acres of foraging through the Yolo JPA.

Impact 4.4-2: Impacts on nesting birds, such as burrowing owl. Mitigation: a) Pre-construction nest surveys; b) pre-construction burrowing owl surveys.

Impact 4.4-4: Impacts on valley elderberry longhorn beetle (VELB). Mitigation: a) fenced 20-foot buffer from shrubs with one inch or larger stems; b) signage; c) instruction of work crew; d) dust control; e) erosion control within 100 feet of shrubs; f) limitations on vegetation control near shrubs; g) biologist review of trail design.

Impact 4.5-1: Disturb archeological resources or human remains. Mitigation: a) In the event of a subsurface discovery, stop work so a qualified archeologist can assess the find, and if significant identify procedures to protect the resource; b) If the find qualifies as Native American resource the archeologist shall identify procedures to preserve the resource; c) If human remains are uncovered, contact the County coroner and a professional archeologist to assess find, and if Native American contact the "most likely descendant" and follow state procedures.

Impact 4.5-2: Disturb a unique paleontological resource. Mitigation: a) construction crew training; b) identification and salvage in the event of a find.

Impact 4.6-7: Use of hazardous materials during construction. Mitigation: In the event of an unknown hazardous find or release contact County Environmental Health to assess the potential for contamination and appropriate next steps.

Impact 4.6-8: Use of hazardous materials during operations. Mitigation: Same as above.

Impact 4.9-4: Exposure to increased ambient noise during operation. Mitigation: a) Install silencers on roof vents for M&T Tech Center flow lab; b) Limit jack hammer training to T&D area only; c) Install secondary solid 6-foot noise barrier on the north and south sides of the T&D training pads.

Impact 4.9-5: Exposure to increased ambient noise during construction. Mitigation: Construction is limited to the hours of 7:00am to 7:00pm, Monday through Friday only, excluding holidays, unless a variance is obtained.

Impact 4.11-2: Intersection level of service impacts under "existing plus approved plus project" conditions at the southbound ramps of I-505 and East Grant Avenue. Mitigation: Pay traffic fees consistent with City fee program for programmed signal at this location.

Impact 4.11-3: Intersection level of service impacts under "cumulative" conditions at Timbercrest Road and East Grant Avenue. Mitigation: Install traffic signal at this location.

Impact 4.11-7: Emergency vehicle access. Mitigation: Install signal indications at northbound approach of Matsumoto Lane and East Grant Avenue.

Impact 4.11-8: Construction-related traffic. Mitigation: Implement construction traffic management plan.

All other impacts were determined to be less-than-significant and no mitigation was required. There were no impacts identified that could not be fully mitigated.

DEIR PROJECT ALTERNATIVES

The DEIR evaluates four alternatives to the proposed project:

Alternative 1, No Project, No Development – Under this alternative the project site would not be developed and existing agricultural operations would continue.

Alternative 2, No Project, Development Consistent with Existing General Plan – Under this Alternative the site would be developed with land uses consistent with the current General Plan land use designations of Business Industrial Park, Highway Service Commercial and Open Space.

Alternative 3, Reduced Project – Under this alternative the proposed Training Center would be 28 acres with total occupancy of 165 staff, faculty, and students.

Alternative 4, Off-Site Alternative – Under this alternative the Training Center would be developed at an alternative site north of East Grant Avenue on CR 90 (frontage road).

As required under state law, Alternative 1 was determined to be the environmentally superior alternative followed by Alternative 3.

CHANNEL DESIGN AND NATIVE LANDSCAPING ALONG PUTAH CREEK

A storm drainage channel and parallel maintenance roads are proposed on about eight acres of the site, pursuant to the City's 2008 Storm Drainage Master Plan. The maintenance road farthest from the Training Center would also serve as a public trail connection from east Grant to the Putah Creek corridor and as a segment of the Upper Putah Creek Trail system. The proposed cross-section is 100-feet in width comprised of a 60-foot trapezoidal channel, and parallel access roads 16-feet wide with two-foot shoulders on either side. The maintenance road closest to the Training Center would be gravel. The surface of the other road that would also serve as the public trail connection is not resolved.

The channel has several distinct areas which are depicted in color in Attachment 2. Pursuant to Mitigation Measure 4.1-2, PG&E would be required to modify the proposed cross-section for the area colored in pink and increase the amount of proposed native landscaping accordingly. Staff and the applicant are working on a revised figure to depict this which will be presented at the workshop.

The yellow, blue, and orange areas would be subject to different landscaping standards which will be presented at the workshop.

The green area south of the McClish remainder parcel would have no improvements at this time. However, the project EIR provides CEQA clearance for the installation of the final segment of the Upper Putah Creek Trail, and associated native landscaping and passive recreational improvements in that area.

ATTACHMENTS

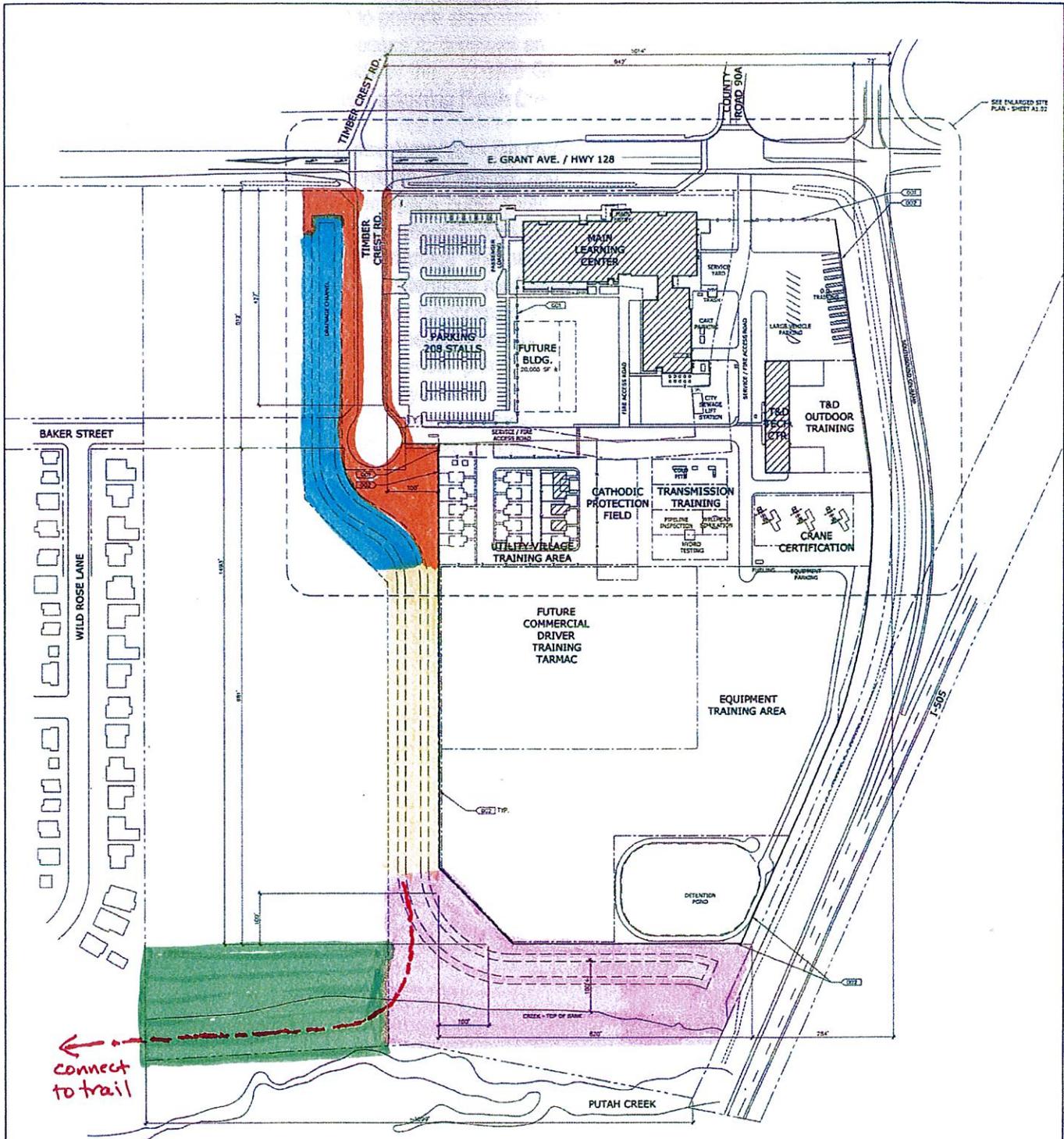
- 1) Project Site Plan
- 2) Color Coded Channel Design



pc&e
 GAS OPERATIONS TECHNICAL TRAINING CENTER
 Overall Winters Site



BY J. S. & BLACKFORD ARCHITECTS



Source: Received from Dreyfuss & Blackford Architects in 2014

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Exhibit 3-8

Proposed Site Plan

