WINTERS PG&E GAS OPERATIONS AND TECHNICAL TRAINING CENTER

Project Workshop
March 17, 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
- Site Plan Overview (Tom Crowley, PG&E Project Manager)

6:55 Infrastructure Overview (Alan Mitchell, Contract City Engineer and Jaysen Long (PG&E Project Engineer)
7:10 Building Design Overview (Dave Dowswell, Contract City Planner and Jason Silva, PG&E Architect)
7:30 Open Workshop for Council and Commission Discussion
Open Workshop for Public Comment
8:50 Wrap Up (Heidi Tschudin)

WHY IS THE CITY HOLDING THIS WORKSHOP?

The City of Winters is holding this 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 focus of this workshop will be on the site plan, infrastructure, and building design.

A second workshop is scheduled for March 24, 2015. The focus of the second workshop will be the Draft Environmental Impact Report (Draft EIR), and design of the open space adjoining Putah Creek. At the second workshop there will also be 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.

WHAT IS THE SCHEDULE FOR THE PROJECT FROM THIS POINT FORWARD?

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 SUBMIT COMMENTS?

Comments on the Draft EIR must be received by 4:00pm April 13, 2015. 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.

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

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.

SUMMARY OF THE PROJECT

PG&E has submitted an application to the City of Winters (City) to reconfigure eight existing 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 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. 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 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.

WHAT CITY APPROVALS ARE NEEDED AND WHO MAKES THEM?

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 on the Project Site and amending the text of the Zoning Ordinance
- Resolution Approving a Condition Use Permit
- Resolution Approving the Site Plan and Design Review
- Ordinance Approving a Parcel Map
- Ordinance/Resolution Approving Other Mapping Changes

SUMMARY OF MAPPING

1. The site consists of properties owned by McClish and Jordan. Both include a public utility easement (for water, sewer, and storm drainage) extending from Matsumoto Drive to Baker Street. The Jordan property also includes a road right-of-way for the once-proposed extension of Matsumoto Drive (Gateway Drive). The McClish property also includes a road right-of-way for the future extension of Timbercrest Road.

2. The project will require a Parcel Map and separate instruments to: subdivide McClish parcel into three private lots; dedicate two public lots to the City for the channel and Timbercrest Road; vacate existing road rights-of-way, public utility easements, and other easements; dedicate open space, public utility and sidewalk easements, and emergency vehicle access easement; and for a lot-merger.

SUMMARY OF INFRASTRUCTURE

1. The City's water supply system includes five municipal wells that extract water from the underlying aquifer. An existing 14-inch water main travels along the northern boundary of the project site within Grant Avenue. Additionally, a 10-inch water main enters the project site within a public utility easement.

2. For domestic, landscape irrigation, and fire service, the project will tie into the 10-inch water main within the easement just south of the Matsumoto Drive intersection. Multiple fire hydrants will be installed around the project.

3. PG&E calculated a total daily water demand of up to 21,175 gal., and the City Water Master Plan anticipated up to 60,296 gal.

4. The City's wastewater system in the project vicinity consists of pipes that flow by gravity to the East Street Pump Station. The pump station functions as a collection point and pump station, which pumps sewage north through a 14-inch diameter force main to the City's sewer treatment plant.

5. Adjacent to the project site is an existing 8-inch sewer main within a public utility easement. Also within that easement is a sewer lift station, which functions as a collection point for this area and pumps through a 6-inch force main to an existing SSMH in Baker Street into the gravity system.

6. The project will extend an 8-inch sewer main in Timbercrest Road, to Grant Avenue. The will be served by a tie in to the 8-inch gravity line on the east side.

7. PG&E calculated a total daily wastewater loading of up to 5,000 gal. (average dry weather flow) and the City Sewer Master Plan anticipated up to 74,603 gal.

8. The drainage system in the area consists of a roadside ditch and 36-inch culvert along the south side of Grant Avenue, which conveys runoff east to an open channel in the Caltrans right-of-way along I-505 and into Putah Creek.

9. The project will construct a private on-site system to collect and convey run-off for the 10-year storm. The system will include gravity pipes and manholes, and vegetated treatment areas to treat the water before discharge off-site. A private detention pond will be constructed in the southeast corner of the site to accommodate the on-site flows for the 100-year storm event. The pond will be sized to reduce post-project peak-flow to 95 percent of the pre-project discharge rate.

10. The City's Storm Drainage Master Plan shows that during a 100-year storm event, the combination of upstream and on-site discharges would likely exceed the capacity of the roadside ditch and culvert in Grant Avenue, and result in flooding of portions of the project site.

11. The project will construct a drainage channel within a dedicated 100-foot public wide right of way, along the west and south sides of the project site, to divert existing 100-year flows from the north around the project and into a 60-inch culvert that discharges into the I-505 channel. The channel would allow PG&E to file a Letter of Map Revision (LOMR) to remove the site from the federal Flood Insurance Rates Maps (FIRMs).

12. PG&E prepared a drainage report, to size the on-site and off-site drainage facilities. The report was reviewed and accepted by the City Engineer and the City's drainage consultant.

13. The main roadways providing access to the project site are I-505 along the east boundary, and East Grant Avenue (State Route 128) along the north. The Matsumoto Lane/East Grant Avenue intersection at the northeast corner is signalized. Near the northwest corner is Timbercrest Road, which is a two-lane gravel road that extends north from East Grant Avenue.

14. The project will provide landscaping and an 8-foot concrete path along the training center frontage of Grant Avenue. The path will be extended to the west in varying widths and surface-treatments, to tie in to the existing sidewalk at East Main Street.

15. A bus stop is proposed along the frontage of East Grant Avenue.

16. Timbercrest Road will be extended from East Grant Avenue to the south in a cul-de-sac, with two lanes and CG&SW, and will be the primary access point for the facility. A traffic signal will be installed at the intersection of Timbercrest Road and East Grant Avenue.

17. An alternate emergency-only access will be extended into the project site at Matsumoto Lane, and the existing signal will be modified accordingly.

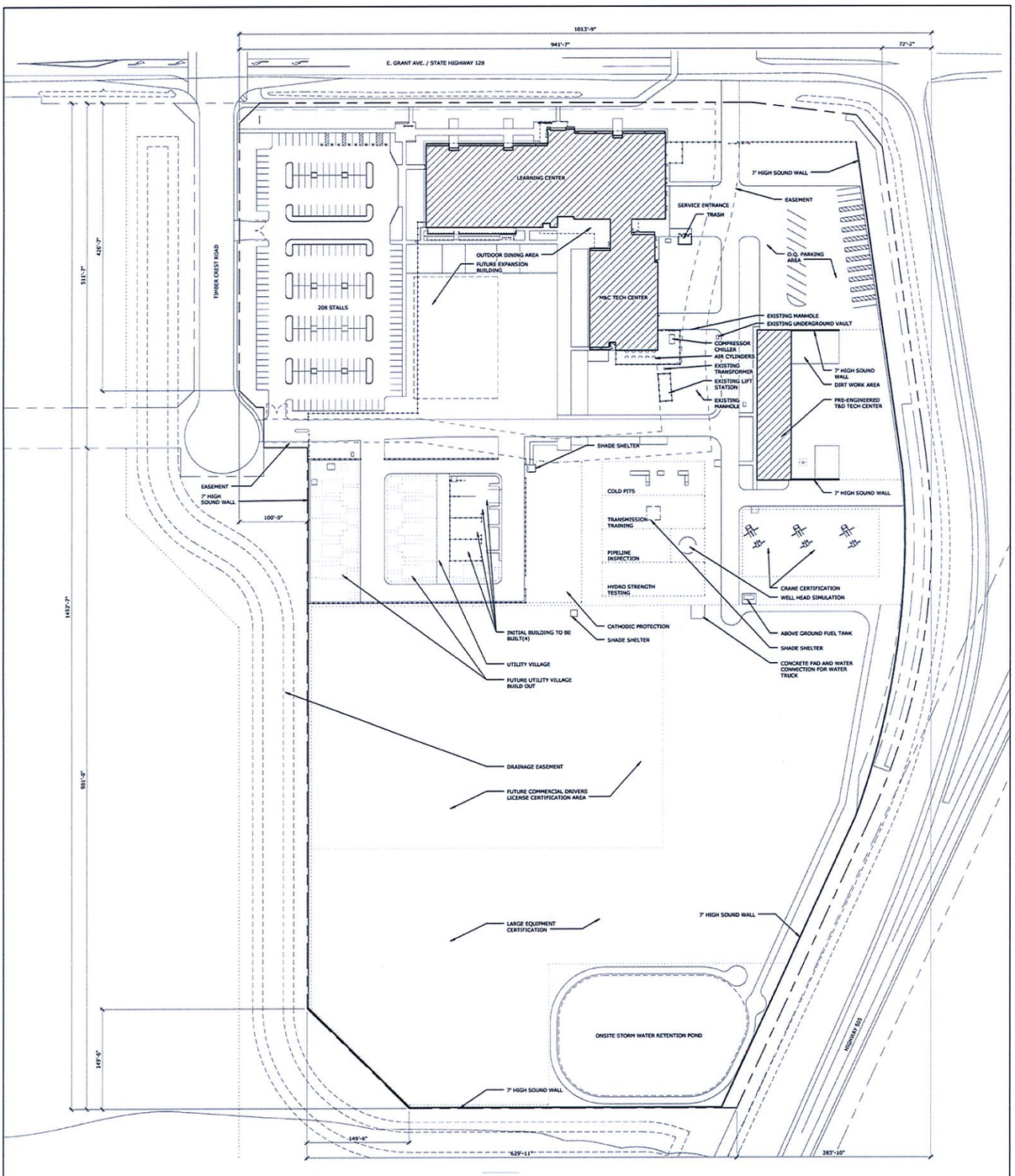
18. PG&E prepared a transportation impact study to evaluate the potential impacts associated with the project. The study was reviewed and accepted by the City Engineer.

SUMMARY OF DESIGN REVIEW

The project site is located within the area covered by the Grant Avenue Design Guidelines (Guidelines). Staff has reviewed the proposed plans for compliance with the individual Guidelines and the Project Review Checklist, and continues to coordinate with PG&E on the following: site design, building design, building materials/color, and massing.

ATTACHMENTS

Project Site Plan
Proposed Parcel Map
Engineering Exhibits
Design Exhibits

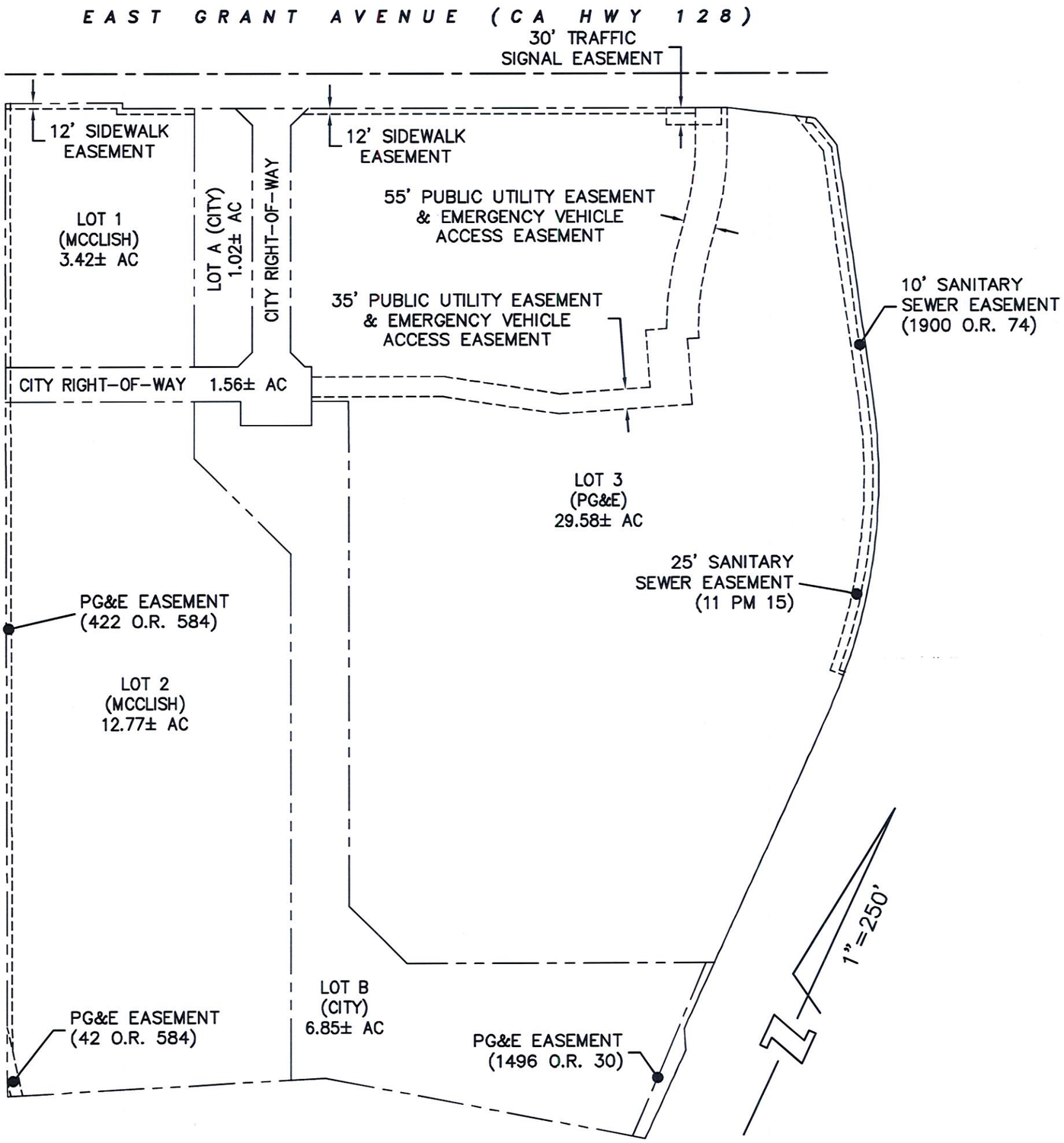


Source: Received from Dreyfuss & Blackford Architects in 2014

X14010044 01 005

Figure 3-8 **Proposed Site Plan**

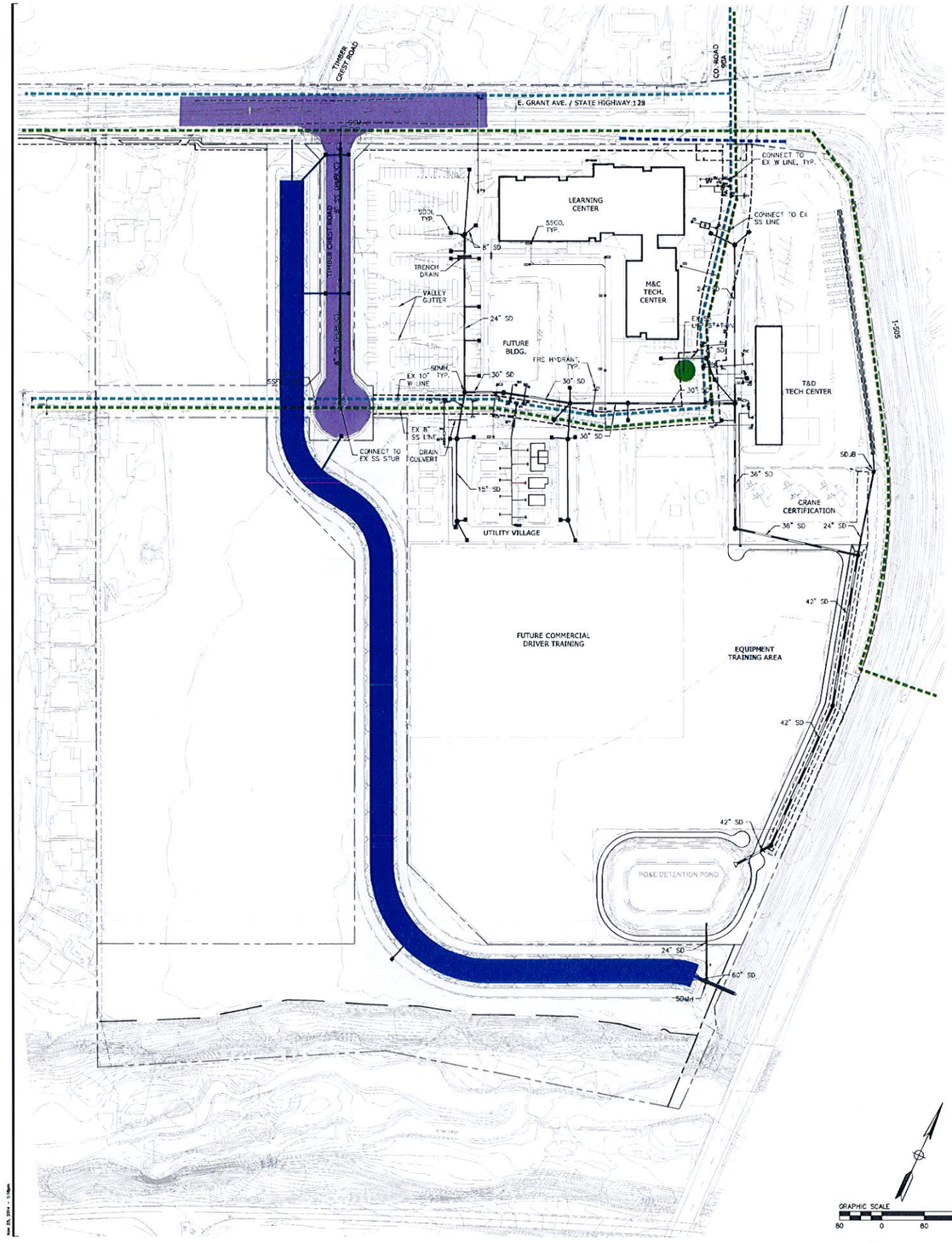
ASCENT ENVIRONMENTAL



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



ABBREVIATIONS

BFP	BACKFLOW PREVENTER DEVICE	SDDI	STORM DRAIN DRAIN INLET
BO	BLOWOFF VALVE	SDMH	STORM DRAIN MANHOLE
CMP	CORRUGATED METAL PIPE	SS	SANITARY SEWER
CO	CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
CV	CHECK VALVE	SSMH	SANITARY SEWER MANHOLE
DW	DOMESTIC WATER	TYP.	TYPICAL
(E)	EAST	(W)	WEST
E	ELECTRICAL	W	WATER
EX	EXISTING	WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION	WV	WATER VALVE
FH	FIRE HYDRANT		
FM	FORCE MAIN		
FW	FIRE WATER		
G	GAS		
GI	GREASE INTERCEPTOR		
INV	INVERT		
JB	JUNCTION BOX		
MH	MANHOLE		
(N)	NORTH		
PIV	POST INDICATOR VALVE		
P.O.C.	POINT OF CONNECTION		
RCP	REINFORCED CONCRETE PIPE		
RIM	RIM ELEVATION		
(S)	SOUTH		
SD	STORM DRAIN		

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
OVERHEAD LINE	OH	
GAS LINE	G	
SANITARY SEWER LINE	SS	
SANITARY SEWER FORCE MAIN LINE	FM	
STORM DRAIN LINE		
WATER LINE	W	
FENCE		
BACKFLOW PREVENTER		BFP
BLOW OFF VALVE		BO
CHECK VALVE		CV
CLEANOUT		CO
DRAIN INLET		
FIRE HYDRANT		FH
FIRE DEPARTMENT CONNECTION		FDC
JUNCTION BOX		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
POST INDICATOR VALVE		PIV
WATER METER		WM
WATER VALVE		WV

UTILITY NOTES

1. FIRE WATER LATERALS SHALL BE 6" OFF MAIN LINE. ALL LATERALS SHALL BE 6" FOR FIRE HYDRANTS.
2. SANITARY SEWER LATERALS SHALL BE 6" OFF MAIN LINE.
3. DOMESTIC WATER LATERALS SHALL BE 2" OFF MAIN LINE.
4. STORM DRAIN LATERALS SHALL BE 12" OFF MAIN LINE, OR AS LABELED ON PLAN.

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

SCHEMATIC DESIGN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		

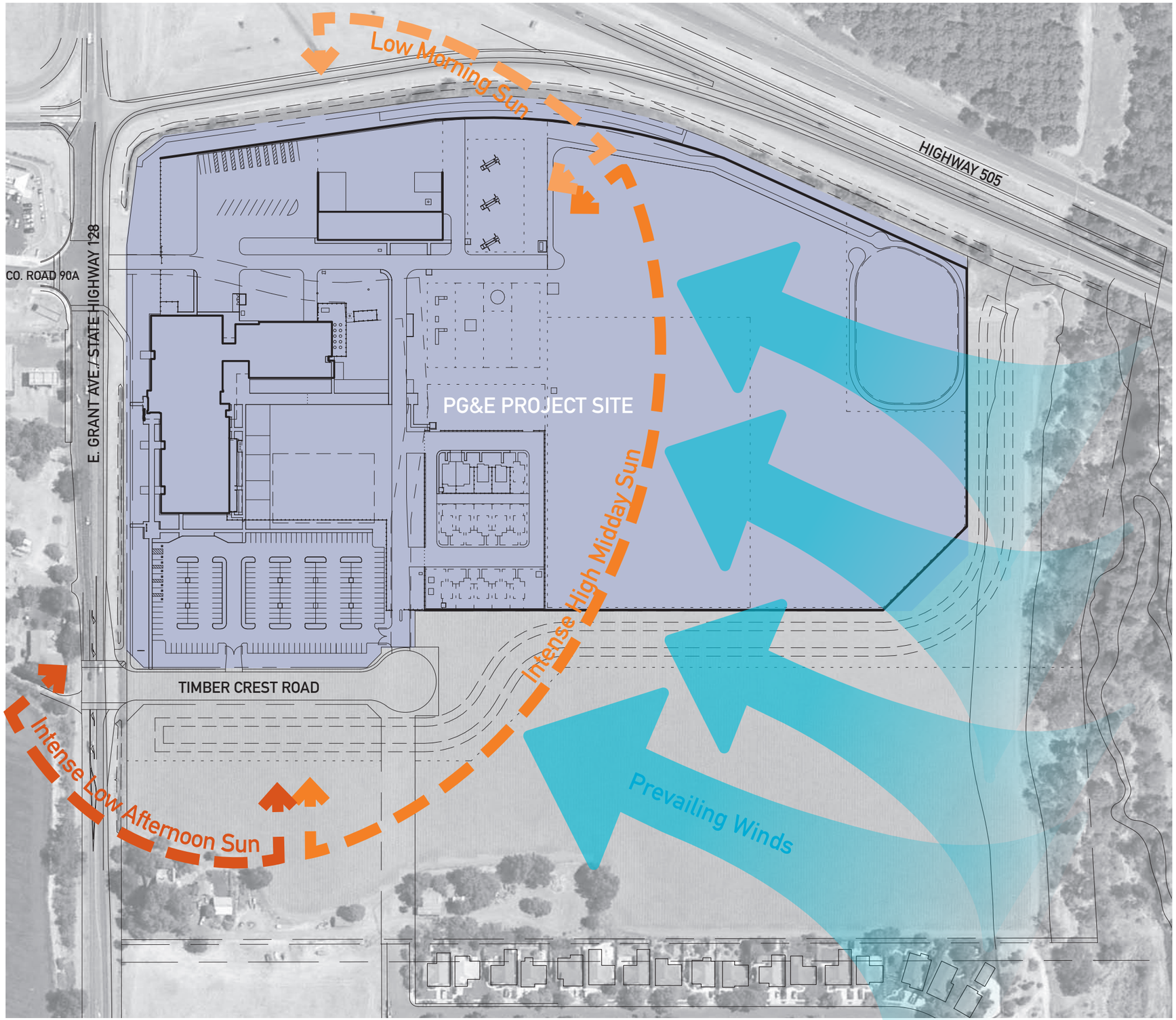
PG&E GAS OPERATIONS
TECHNICAL TRAINING CENTER

OVERALL UTILITY PLAN

NORTH

B3011.02
SCALE AS SHOWN
31 OCTOBER 2014

C3.0



DREYFUSS & BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Overall Winters Site

HIGHWAY 505

O.Q. PARKING AREA

CRANE CERTIFICATION

T&D CONST.

EMERGENCY GATE

FUELING

EQUIPMENT TRAINING AREA

CO. ROAD 90A

E. GRANT AVE./ STATE HIGHWAY 128

SERVICE YARD

CITY LIFT STATION

COLD PITS

WELLHEAD SIM.

HYDRO TESTING

PIPELINE INSPECT.

STORMWATER POND

M&C TECH CENTER

AIR RECEIVERS

DINING PATIO

LEARNING CENTER

CATHODIC PROTECTION

GSR OUTDOOR

UTILITY VILLAGE

FUTURE EXPANSION BLDG.

FUTURE COMMERCIAL DRIVER TRAINING

SECURITY GATE

DRAINAGE EASEMENT

PUTAH CREEK

TIMBER CREST ROAD

DRAINAGE EASEMENT

DREYFUSS & BLACKFORD ARCHITECTS

PG&E

GAS OPERATIONS TECHNICAL TRAINING CENTER

Overall Winters Site

CO. ROAD
90A

E. GRANT AVE./ STATE HIGHWAY 128

DRAINAGE
EASEMENT

TIMBER CREST ROAD

LEARNING
CENTER

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BLDG.

M&C TECH
CENTER

EMERGENCY
GATE

SERVICE
YARD

O.Q.
PARKING
AREA

AIR RECEIVERS

CITY LIFT
STATION

XFM

T&D CONST.

SECURITY GATE

UTILITY VILLAGE

DREYFUSS & BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Enlarged Site Including Grant Avenue

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Aerial - Looking Southeast

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Aerial - Looking Southwest

DREYFUSS & BLACKFORD ARCHITECTS

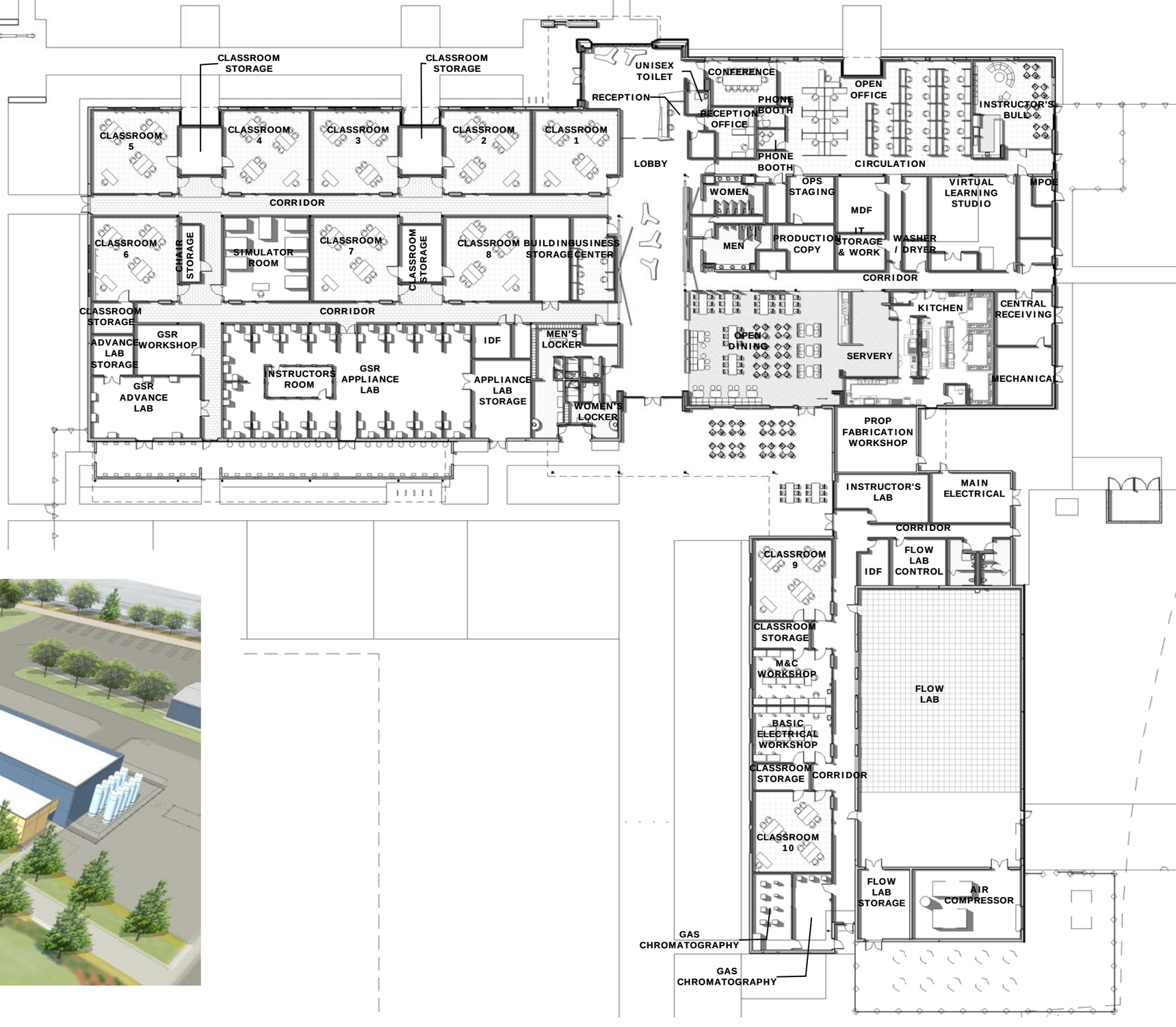
GAS OPERATIONS TECHNICAL TRAINING CENTER

Aerial - Looking Northwest

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

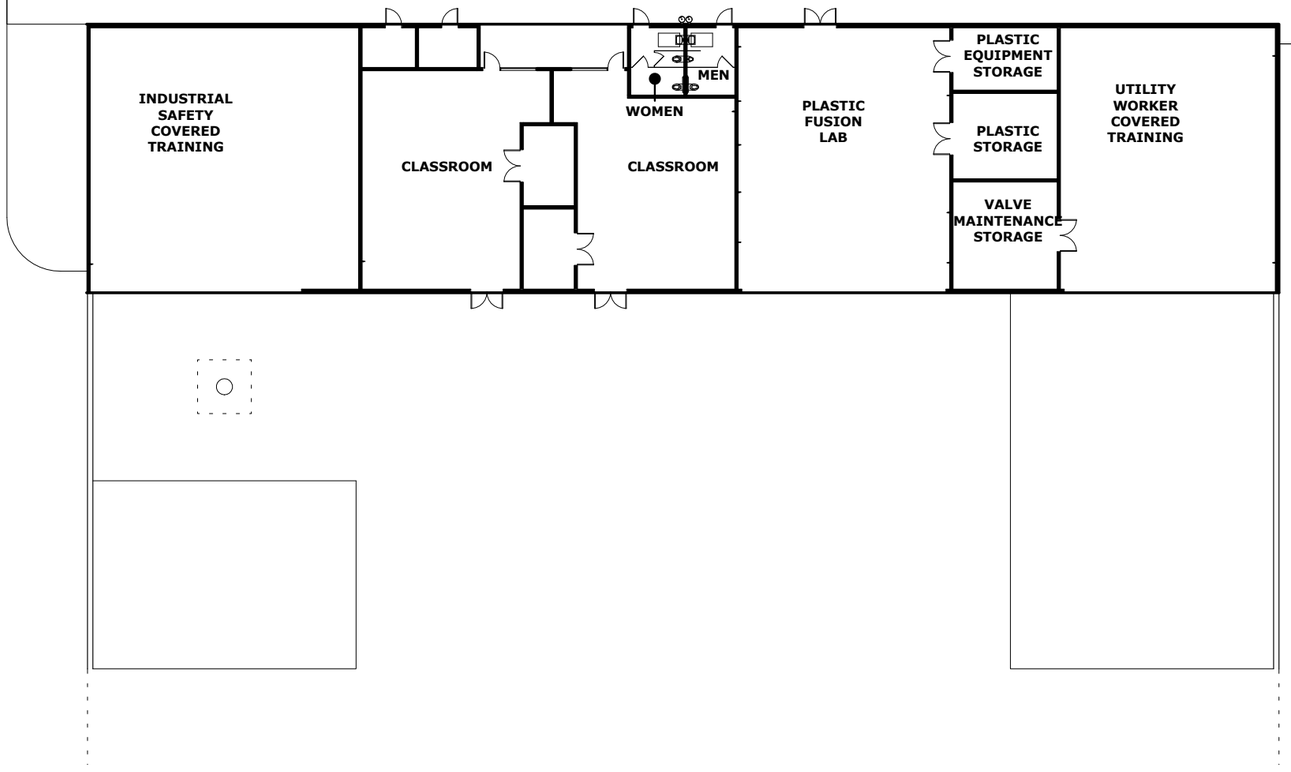
Aerial - Looking Northeast



DREYFUSS & BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Learning Center Floor Plan



DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

T&D Building Floor Plan

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Grant Avenue View

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Lobby View

DREYFUSS&BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Dining Room View from Lobby

DREYFUSS & BLACKFORD ARCHITECTS

GAS OPERATIONS TECHNICAL TRAINING CENTER

Hallway Classroom Nodes

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GAS OPERATIONS TECHNICAL TRAINING CENTER

Typical Classroom Interior

HIGHWAY 505

O.Q. PARKING AREA

CRANE CERTIFICATION

T&D CONST.

EMERGENCY GATE

FUELING

EQUIPMENT TRAINING AREA

CO. ROAD 90A

E. GRANT AVE./ STATE HIGHWAY 128

SERVICE YARD

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GAS OPERATIONS TECHNICAL TRAINING CENTER

Overall Winters Site