



**NOTICE OF AVAILABILITY of the FINAL ENVIRONMENTAL IMPACT REPORT  
for the WINTERS PACIFIC GAS AND ELECTRIC  
GAS OPERATIONS TECHNICAL TRAINING CENTER PROJECT**

**NOTICE OF PUBLIC MEETING/HEARING on the WINTERS PACIFIC GAS AND ELECTRIC  
GAS OPERATIONS TECHNICAL TRAINING CENTER PROJECT**

DATE: May 29, 2015  
TO: Interested Agencies and Individuals  
FROM: City of Winters

**The Final Environmental Impact Report (Final EIR) (SCH# 2014032005) for the WINTERS PACIFIC GAS AND ELECTRIC GAS OPERATIONS TECHNICAL TRAINING CENTER project is now available for review. A public hearing on the project will be held before the Planning Commission on June 11, 2015 at 6:30 pm. A public hearing to take final action on the project will be held before the City Council on July 7, 2015 at 6:30 pm with a second City Council meeting (if necessary) on July 21, 2015 at the same time. 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.

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.

5. Fund and provide, through cooperative efforts with the City and local volunteer groups, for the design and installation of 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 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
- General Plan Policy Interpretation
- Development Agreement
- Various Rezonings 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 Final Environmental Impact Report (Final EIR or FEIR) pursuant to the California Environmental Quality Act (CEQA), to address comments received on the Draft EIR during the public comment period. The Final EIR incorporates the DEIR by reference.

**The Final EIR is now available for public review.** A paper copy may be reviewed at Winters City Hall at 318 First Street, Winters, CA 95694. Paper or electronic (CD ROM) copies of the document may be purchased from the City. A paper copy is available for public review at the Winters Branch Library at 708 Railroad Avenue, Winters, CA 95694. The document may also be viewed online at the City website at:

[http://cityofwinters.org/community\\_dev/community\\_development\\_PGE.htm](http://cityofwinters.org/community_dev/community_development_PGE.htm)

Please contact Jenna Moser at (530) 794-6713 or [jenna.moser@cityofwinters.org](mailto:jenna.moser@cityofwinters.org) for more information and to make arrangements in advance to view or purchase a copy.

**A public hearing will be held before the Planning Commission** to receive public comments on the project and make a recommendation to the City Council on whether to approve, modify, or deny the project. The date for this hearing is June 11, 2015 at 6:30 pm.

**A public hearing will be held before the City Council** to consider the Planning Commission recommendation and take final action to approve, modify, or deny the project. The date for this hearing is July 7, 2015 at 6:30 pm, with a second meeting (if necessary) scheduled for July 21, 2015 at the same time.

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.