

# Appendix A

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NOP and Comments Received



**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:** February 28, 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 Wednesday March 19, 2014**

**PROJECT:** PG&E Gas Operations Technical Training Center

**LOCATION:** Southwest corner of Interstate 505 and State Route 128 (Grant Avenue). Assessor Parcel Numbers 038-070-028 (portion), -031 (portion), -037, -038, and -039 totaling approximately 50.4 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 facility on approximately 50.4 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.

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 preliminary identification of environmental effects may be attached or is available from the City of Winters.

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 **March 3, 2014 and ends April 1, 2014 at 5:00 pm**. Your views and comments on how the

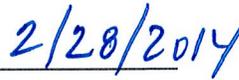
project may affect the environment, and what potential environmental impacts the EIR should consider, are welcomed. Please send your written or electronic responses, with the name of your agency contact person, to the following address:

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

**SCOPING MEETING:** Oral responses on the NOP may be provided at the Scoping Meeting to be held **Wednesday March 19, 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



Date

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

COUNCIL MEMBERS  
Harold Anderson  
Wade Cowan  
Bruce Guelden

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
  
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](mailto: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](mailto:jenna.moser@cityofwinters.org)
  
4. **PROJECT LOCATION:**  
Southwest corner of Interstate 505 and State Route 128 (East Grant Avenue).  
Assessor Parcel Numbers 038-070-028 (portion), -031 (portion), -037, -038, and -039  
totaling 50.4± acres. See Figure 1, Vicinity Map and Figure 2, Parcel Map.
  
5. **DESCRIPTION OF PROJECT:**  
Setting  
The project site consists of approximately 50 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) and an approximately 4.8 acre outparcel (APNs 038-070-029, -030, and -032) at the corner of I-505 and East Grant Avenue. 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 131 feet above mean sea level (NAVD) 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 100 to 130 feet above mean sea level. This area is not proposed for development.

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.

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. Abutting I-505 is the smaller field (approximately 11.8± acres), which is unimproved and consists of annual grasses and ruderal vegetation. This field is known as the Jordan property. To the west is the larger field (approximately 43.5 acres) which is bedded and prepared for spring planting. This field is known as the McClish property. 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. The farmstead is accessed along McClish Lane which extends south from East Grant Avenue and forms the westerly boundary of the project site. Underground water and sewer mains cross the northern portion of the project site in a 60-foot wide public utility easement (PUE). A public roadway right-of-way, approximately 2.2 acres in area and owned in fee by the City of Winters, splits the existing McClish property into three distinct areas and separate assessor parcels (APNs 038-070-037, -038, and -039). A 10-foot public storm drain easement runs through the southerly Jordan parcel (APN 038-070-028) along its westerly boundary.

#### Proposed Project

Pacific Gas and Electric Company (PG&E) proposes to construct, operate and maintain a vocational training facility on the project site. (See Figure 3, Site Plan). At the facility, individuals 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; and other similar natural gas transmission and distribution related functions.

At full build-out, there would be approximately 287 individuals on the training campus each day. The facility is proposed to operate seven days a week, between the hours of 7:00 am and 5:00 pm, with evening use (inside buildings only) between the hours of 5:00 pm and 10:00 pm.

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

*Learning Center* – Approximately 95,800 square foot two-story building (approximately 90,000 square feet enclosed and approximately 5,800 square feet covered unenclosed) on approximately 8.5 acres of project site containing primary technical training area with classrooms, labs, offices, service yard, and 244 vehicle parking spaces.

*Transmission and Distribution Construction Area* – Approximately 10,500 square foot one-story building (approximately 3,500 square feet enclosed and 7,000 square feet covered unenclosed) on one acre of site containing a lab, equipment storage, outdoor training field, and pipe-fitting training area.

*Crane Certification Area* – Approximately one-half acre gravel surface pad containing three to five truck-based 70-foot boom cranes for training.

*Gas Transmission Training Area* – Approximately 0.8 acre paved outdoor area with simulated (compressed air) gas storage wellhead, simulated gas pipe and meter vaults, and gas pipeline pits for training.

*Utility Village* – Approximately 1.6 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.

*Cathodic Protection Area* – Approximately 0.4-acre open training field for training in use of pipeline protection apparatus.

*Equipment Parking Areas* – Two equipment storage areas (approximately 0.8 acres and 0.4 acres respectively) on the east and south sides of the site.

*Weld Lab* – Approximately 25,000 square foot one-story building (approximately 18,000 square feet enclosed and 7,000 square feet covered unenclosed) containing classrooms and indoor welding lab on 0.8 acre area.

*Equipment and Excavation Training Area* – Approximately 150,000 square feet of covered unenclosed area on approximately 8.5 acres used for excavation and soil management training including operation of backhoes, excavators, drill rigs, and similar equipment.,

*Commercial Driver Training Area* – Approximately 4.3 paved acres at south end of site used for commercial driver's licensing training.

*Equipment Fueling Area* – Approximately 1,000 gallon above-ground fuel tank and ancillary equipment on 0.1 acre for refueling equipment.

*Methods and Procedures Building Expansion Area* – Approximately 20,000 square foot one-story building containing workshops, offices, and storage on an approximately 4.2-acre expansion area.

*Classroom Expansion Building Area* – Approximately 6,000 square foot one-story building containing additional classrooms on 4.2-acre expansion area (see below).

*Future Expansion Area* – Approximately 4.2-acre area at southwest corner of site for unspecified future expansion.

#### 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 dedicate to the City of Winters in fee an area 100 feet in width along the westerly boundary of the McClish property which will facilitate the construction and future maintenance of the proposed Stormwater Diversion Channel<sup>1</sup> for the purposes of channeling storm water and providing public

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<sup>1</sup> Note: This improvement is referred to as the Putah Creek Diversion Channel in the City's Storm Drainage Master Plan (2008)

access. PG&E proposes to construct the channel, including a linear drainage channel 60-feet wide and up to 6.5-feet deep (including the meandering low-flow channel), a 10-foot wide paved path/maintenance road on the west side of the channel, and a 12-foot wide gravel road on the east side of the channel. The channel would be hydroseeded with native grasses for erosion control purposes and landscaped. The 10-foot paved path/road would be open for public access, which will connect the Class I path along East Grant Avenue with the 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 Ponds #3 and #4* – PG&E proposes to dedicate to the City of Winters in fee an area of varying width adjacent to Putah Creek which will facilitate construction by PG&E of the proposed Water Quality Detention Ponds #3 and #4 required in the City of Winters Storm Drainage Master Plan (2008), a 10-foot paved path/maintenance road on the south side of the ponds, and a public storm drainage pipe to convey the drainage from the southern terminus of the Stormwater Diversion Channel to a discharge point at the southeastern corner of the project. The dedicated area would be coincident with the Open Space buffer area, with the northern limits a minimum of 100 feet from the top of the north bank of Putah Creek.

*Putah Creek Parkway Enhancements* – PG&E proposes to dedicate to the City of Winters in fee an open space area of varying width adjacent to Putah Creek. PG&E would construct a 10-foot paved path/maintenance road through the open space area between the Water Quality Detention Ponds #3 and #4 and the north bank of Putah Creek, consistent with the trail improvements completed to the west. The dedicated area would be coincident with the storm drainage area, with the northern limits a minimum of 100 feet from the top of the north bank of Putah Creek.

*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
- “A” Street – 60-foot right-of-way; 50 feet curb-to-curb width; 5-foot sidewalks
- 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 – 10-foot meandering Class I path consistent with the East Grant Avenue/SR128/Russell Blvd Complete Streets Concept Plan (Dec 2010)
- Baker Street – Vehicular gate and paving to provide City maintenance access from the end of Baker Street to the Stormwater Diversion Channel 10-foot wide paved path/maintenance road

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

- Potable water main in “A” Street and public utility easement
- Gravity sewer main in “A” Street and public utility easement
- Sewer force main in “A” Street and public utility easement
- Storm drain system serving Timber Crest Road, south of East Grant Avenue and “A” Street

*Other Utilities Services* - A standard natural gas line will be connected to the project site. Electric, phone, and data lines will also be connected to the facility.

### Required City Approvals

*EIR Certification* – Certification of a project EIR

*General Plan Amendment* – Citywide text amendment to create a new General Plan land use designation entitled Vocational Training (VT).

*General Plan Amendment* – Citywide Circulation Plan Diagram (Figure I-1) amendment to move the identified conceptual location of Baker Street. The extension of Baker Street would be removed. Timber Crest Road would extend south of East Grant Avenue. The Timber Crest Road extension would be connected to Gateway Drive at the east with an as yet unnamed roadway (currently referred to as “A” Street).

*General Plan Amendment* – Parcel-specific Land Use Diagram amendment to change 6.92± acres (Jordan; 038-070-028 (portion of) and -031 (portion of)) from Highway Service Commercial (HSC) to Vocational Training (VT).

*General Plan Amendment* – Parcel-specific Land Use Diagram amendment to change 43.5± acres (McClish; 038-070-037, -038, and -039) from Business Industrial Park (BIP) to Vocational Training (VT).

*General Plan Amendment* – Citywide text amendments to the Health and Safety Element of the General Plan to: a) add a new policy addressing noise limitations where different land uses adjoin; b) modify Policy VII.E.4 to eliminate the reference to Table II-6; c) eliminate Table II-6; d) add a policy to address continuous source noise; e) clarify the applicable metrics in Table II-4; and f) modify the footnotes in Table II-4.

*General Plan Policy Interpretation* – Interpret the proposed construction of Water Quality Detention Pond #3 and #4 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.

*Amendment to 2008 Winters Storm Drainage Master Plan* – Amend the Storm Drainage Master Plan Map to move the identified conceptual location of Water Quality Detention Pond #3 from a site on the McClish property south and adjacent to East Grant Avenue, south into the Open Space buffer along Putah Creek.

*Amendment to 2008 Winters Storm Drainage Master Plan* – Amend the Storm Drainage Master Plan Map to move the identified conceptual location of Water Quality Detention Pond #4 from a site near the middle of the Jordan property, south into the Open Space buffer along Putah Creek.

*Amendment to Putah Creek Master Plan* – Amend sheet 3 of 3 in the Putah Creek Master Plan to show Water Quality Detention Ponds #3 and #4 on the McClish property and within 100 feet of the top of bank in the Open Space buffer along Putah Creek.

*Development Agreement* – Approval to execute a Development Agreement with specified terms and public benefits.

*Zoning Text Amendment* -- Citywide text amendment to create a new zone category entitled Vocational Training (VT).

*Zoning Map Amendment* – Parcel-specific rezoning to change 6.92± acres (Jordan; 038-070-028 (portion of) and -031 (portion of)) from Highway Service Commercial Planned Development Overlay (C-H/PD) to Vocational Training (VT).

*Zoning Map Amendment* – Parcel-specific rezoning to change 43.5± acres (McClish; 038-070-037, -038, and -039) from Industrial/Business Park Planned Development Overlay (BIP/PD) to Vocational Training (VT).

*Noise Ordinance Amendment* – Amend the Noise Ordinance to clarify that the exterior noise limits are hourly average levels ( $L_{eq}1h$ ) standards.

*Winters Performance Standards Amendment* – Conform references to noise limitations to amendments to Noise Ordinance.

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

*Parcel Map* – A parcel map to vacate existing roadway rights-of-way, public utility easements, and public storm drainage easements; dedicate new roadway rights-of-way in fee (Timber Crest Road, south of East Grant Avenue; “A” Street, for a total of approximately 1.2 acres), public utility easements, and public storm drainage easements; and adjust lot lines. No subdivision of land is proposed.

*Demolition Permits* – Approval to demolish one 1,300 square foot single-family residence, one 700 square foot single-family residence, one garage, two storage sheds, and four barns, all located on the McClish parcels.

*Well Abandonment* -- Existing wells will be evaluated for continued use and abandoned as necessary. Well abandonments will be completed per County standards/permits.

#### Other Required Approvals

To be determined based on input from reviewing, responsible, and trustee agencies.

#### **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

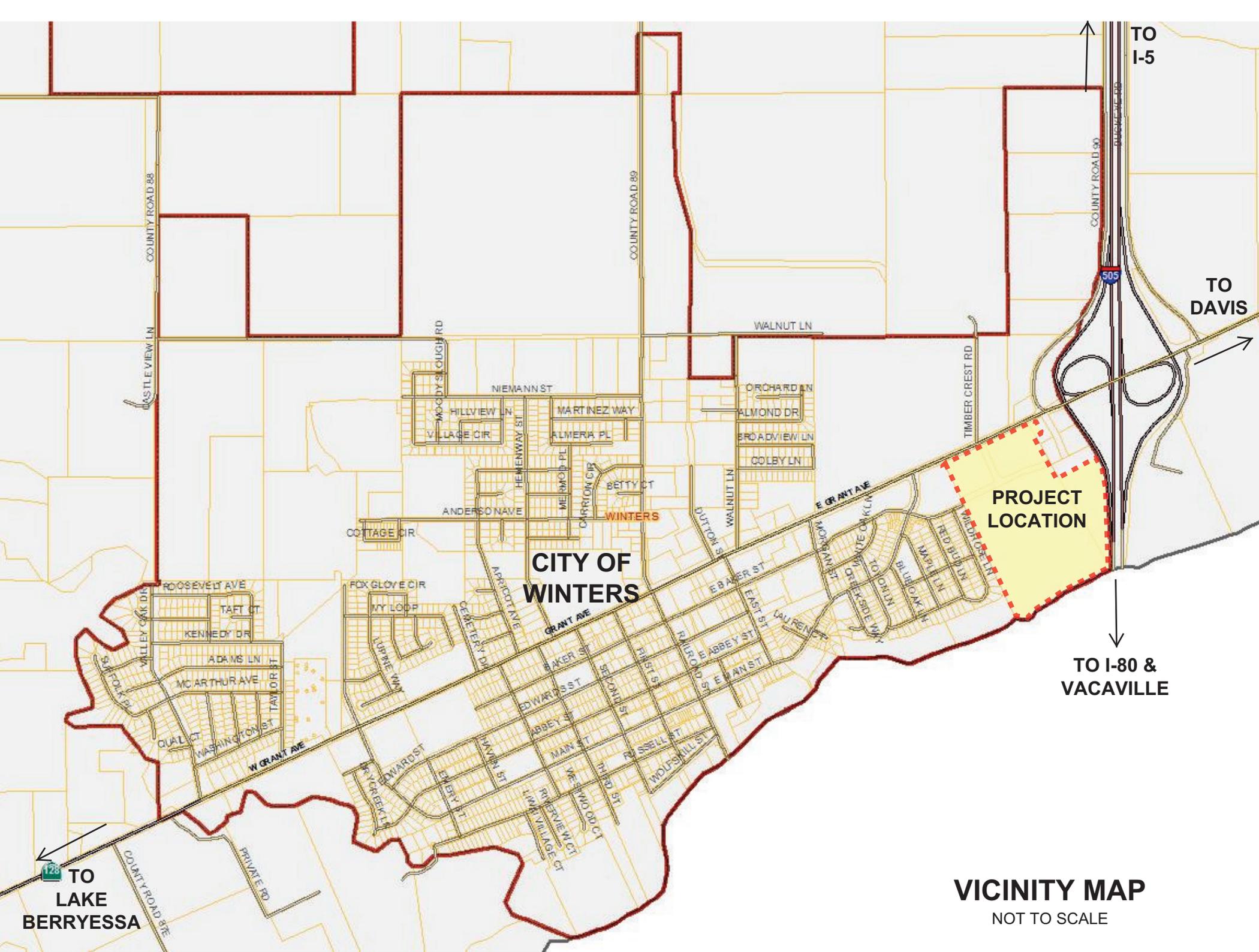
In addition to the topics listed above, the EIR will analyze the following proposed project alternatives: “No Project – Existing Conditions,” defined as continued agricultural use of the site, “No Project – Planned Development,” defined as the development of planned highway commercial and business park land uses on the site, and “Alternative Site,” defined as development of the project on an offsite alternative. .

## **7. FIGURES:**

Figure 1, Vicinity Map

Figure 2, Parcel Map

Figure 3, Site Plan



TO I-5

TO DAVIS

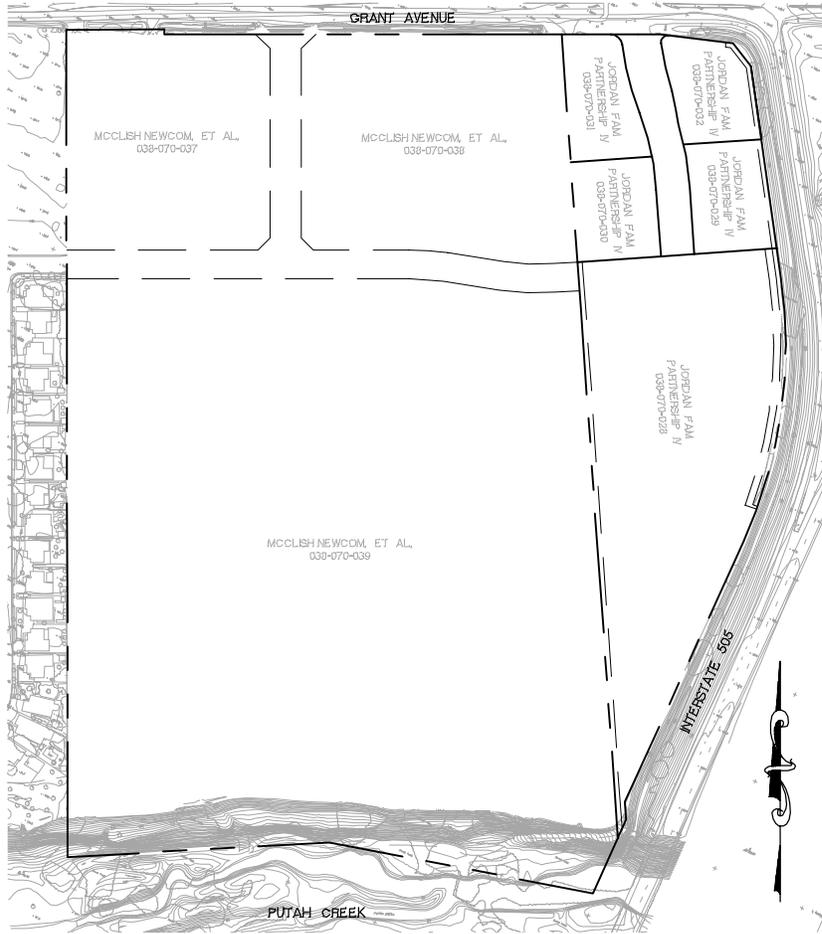
**PROJECT LOCATION**

**CITY OF WINTERS**

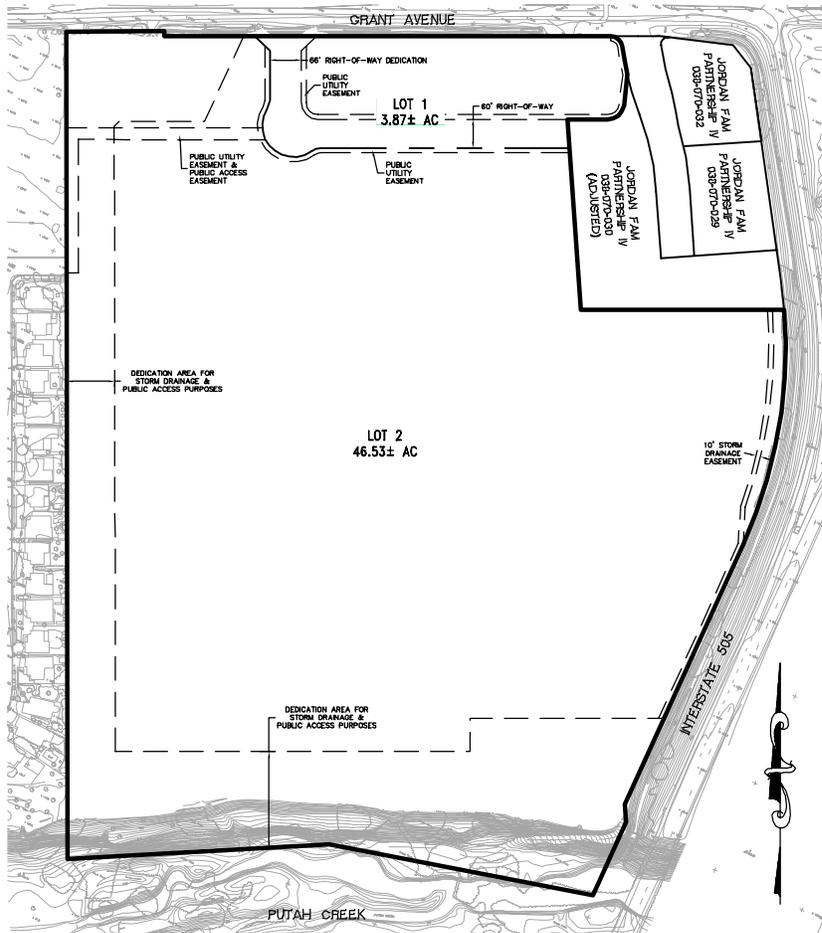
TO I-80 & VACAVILLE

TO LAKE BERRYESSA

**VICINITY MAP**  
NOT TO SCALE



**EXISTING**  
N.T.S.



**PROPOSED**  
N.T.S.

**GENERAL NOTES**

1. REFER TO ENLARGE PLANS FOR DETAIL.
2. FOR PARKING SUMMARY, SEE SHEET A1.2A.

**KEYNOTES**

- 001 7' HIGH ORNAMENTAL METAL FENCE, ARCHITECTURAL GRADE
- 002 7' SECURITY FENCE, 6" CHAINLINK FABRIC W/ 3 STRAND BARI WIRE TOP
- 003 LOW BARRIER GATE, MANUAL OPERATION
- 004 TRAFFIC BARRIER GATE, ACCESS CONTROLLED
- 005 ACCESS CONTROL PEDESTAL
- 006 SLIDING ORNAMENTAL METAL VEHICLE GATE, ACCESS CONTROLLED
- 007 PEDESTRIAN GATE, ACCESS CONTROLLED
- 008 MONUMENT SIGN, SIGNAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL
- 009 6" HIGH MASONRY TRASH ENCLOSURE WITH METAL GATES
- 010 MOCK TRAINING RESIDENCES
- 011 SIDEWALKS
- 012 PAVED PEDESTRIAN PATHWAYS
- 013 ELECTRICAL TRANSFORMER
- 014 LIGHT POLE, TYP.
- 015 ABOVE GROUND FUEL STORAGE TANK
- 016 COVERED BICYCLE PARKING
- 017 VISITOR BICYCLE PARKING

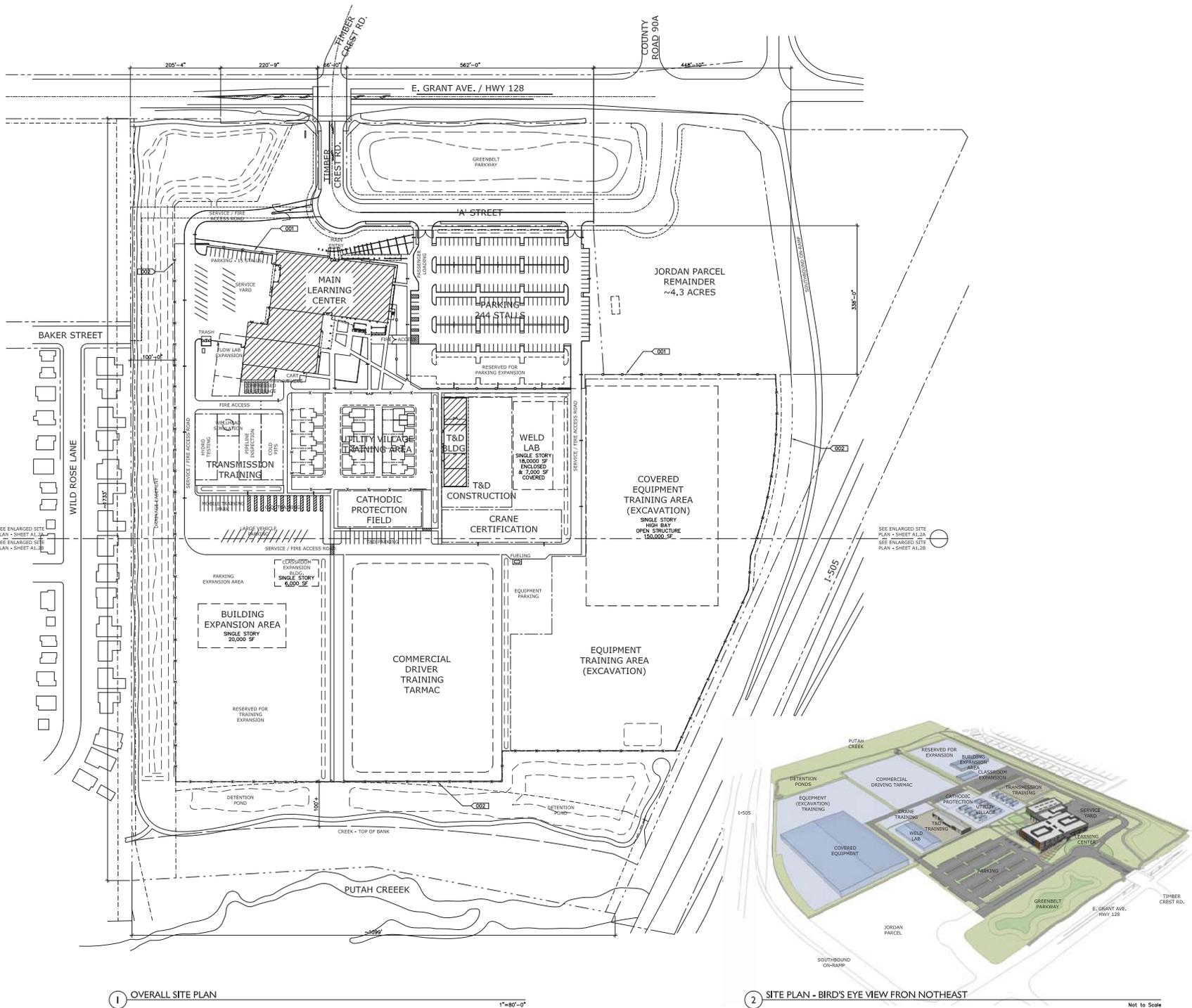
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**SCHEMATIC REVIEW SET**

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**OVERALL SITE PLAN**

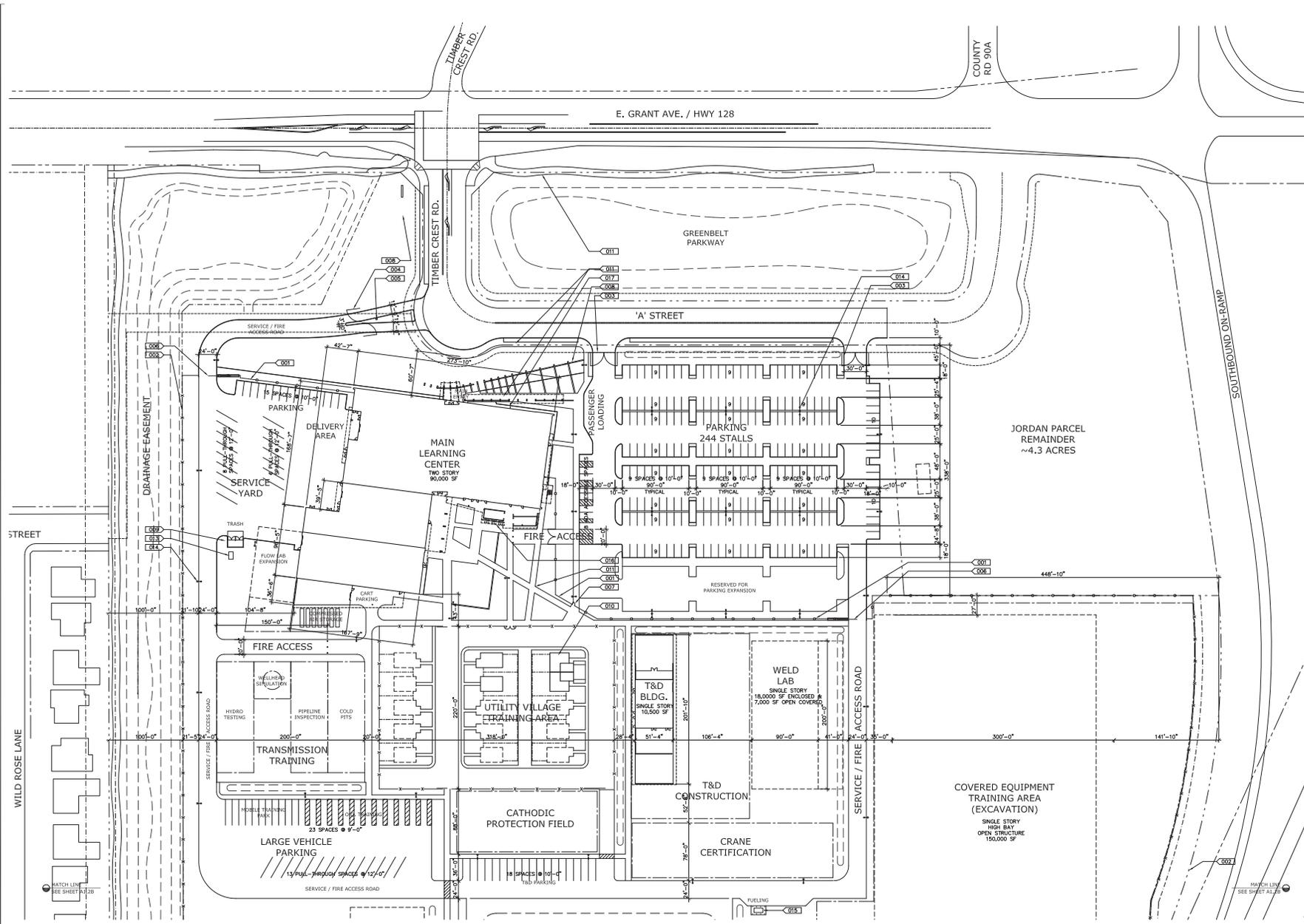


1 OVERALL SITE PLAN

1"=80'-0"

2 SITE PLAN - BIRD'S EYE VIEW FROM NORTHEAST

Not to Scale



**KEYNOTES**

- 001 7' HIGH ORNAMENTAL METAL FENCE, ARCHITECTURAL GRADE
- 002 7' SECURITY FENCE, 6" CHAINLINK FABRIC W/ 3 STRAND BARB WIRE TOP
- 003 LOW BARRIER GATE, MANUAL OPERATION
- 004 TRAFFIC BARRIER GATE, ACCESS CONTROLLED
- 005 ACCESS CONTROL PEDESTAL
- 006 SLIDING ORNAMENTAL METAL VEHICLE GATE, ACCESS CONTROLLED
- 007 PEDESTRIAN GATE, ACCESS CONTROLLED
- 008 MONUMENT SIGN, SIGNAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL
- 009 4" HIGH MASONRY TRASH ENCLOSURE WITH METAL GATES
- 010 MOCK TRAINING RESIDENCES
- 011 SIDEWALKS
- 012 PAVED PEDESTRIAN PATHWAYS
- 013 ELECTRICAL TRANSFORMER
- 014 LIGHT POLE, TYP.
- 015 ABOVE GROUND FUEL STORAGE TANK
- 016 COVERED BICYCLE PARKING
- 017 VISITOR BICYCLE PARKING
- 018 WATER QUALITY POND, SEE CIVL

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

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**DETAILED SITE PLAN SITE AREA A (NORTH)**

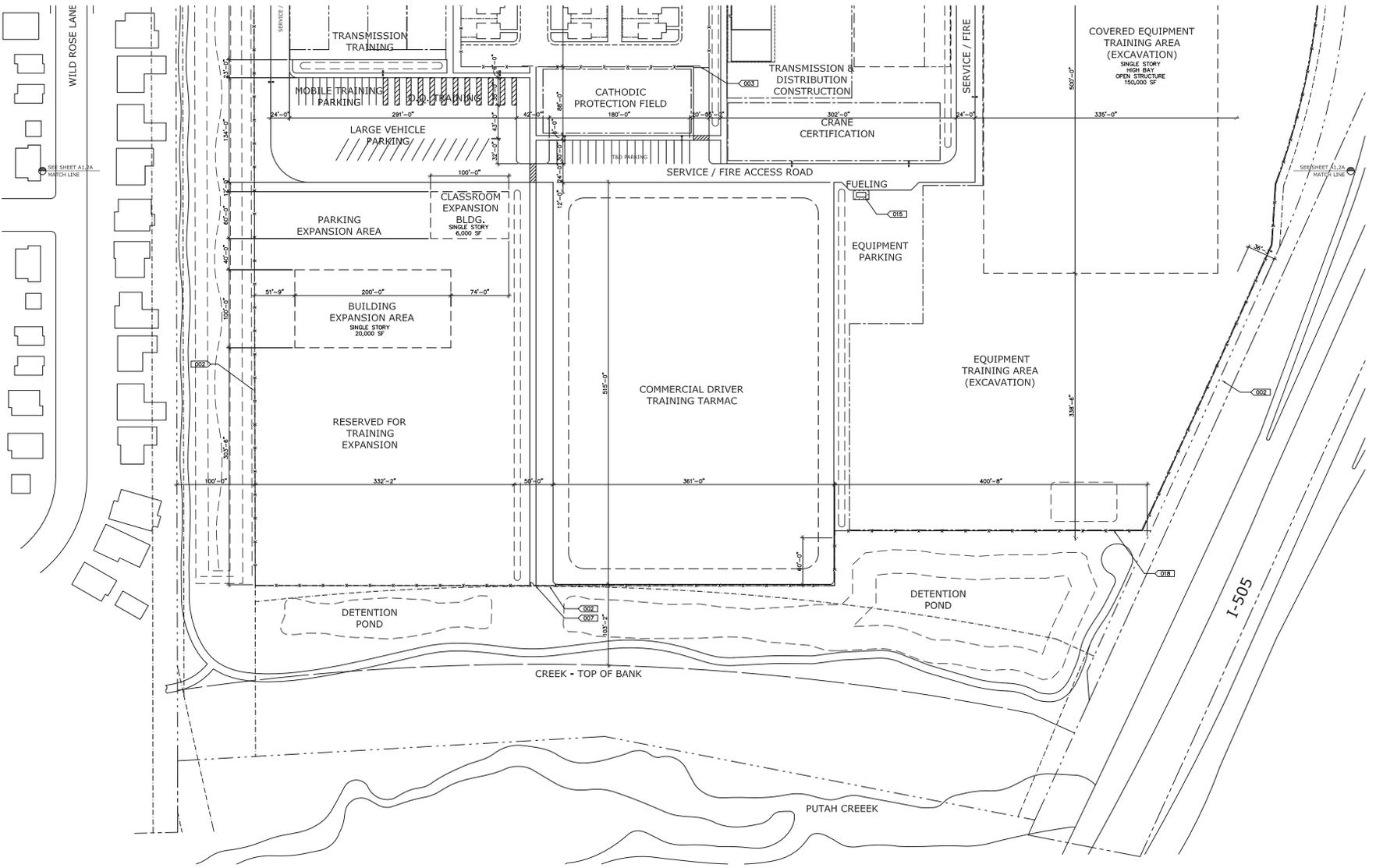
**OFF STREET PARKING SUMMARY**

CODE REQUIREMENT: 17.72 TABLE 6 - UTILITY SERVICES MAJOR  
 REQUIRES PARKING PER APPROVED SITE PLAN

| PROVIDED          | MAIN LOT | SERVICE YARD |
|-------------------|----------|--------------|
| STANDARD STALLS   | 236      | 15           |
| ACCESSIBLE STALLS | 8        | 0            |
| COMPACT STALLS    | 0        | 0            |
| TOTALS            | 244      | 15           |

COMBINED TOTAL 249

OTHER ON-SITE PARKING LOCATED WITHIN THE SECURITY FENCE USED FOR PARKING OF RESIDENT VEHICLES & EQUIPMENT FLEET, TRAINING VEHICLES, DELIVERY & SERVICE VEHICLES IS NOT INCLUDED IN OFF-STREET PARKING COUNTS



**KEYNOTES**

- ◊001 7' HIGH ORNAMENTAL METAL FENCE, ARCHITECTURAL GRADE
- ◊002 7' SECURITY FENCE, 4" CHAINLINK FABRIC W/ 3 STRAND BARE WIRE TOP
- ◊003 LOW BARRIER GATE, MANUAL OPERATION
- ◊004 TRAFFIC BARRIER GATE, ACCESS CONTROLLED
- ◊005 ACCESS CONTROL PEDESTAL
- ◊006 SLIDING ORNAMENTAL METAL VEHICLE GATE, ACCESS CONTROLLED
- ◊007 PEDESTRIAN GATE, ACCESS CONTROLLED
- ◊008 MONUMENT SIGN, SIGNAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL
- ◊009 4' HIGH MASONRY TRASH ENCLOSURE WITH METAL GATES
- ◊010 MOCK TRAINING RESIDENCES
- ◊011 SIDEWALKS
- ◊012 PAVED PEDESTRIAN PATHWAYS
- ◊013 ELECTRICAL TRANSFORMER
- ◊014 LIGHT POLE, TYP.
- ◊015 ABOVE GROUND FUEL STORAGE TANK
- ◊016 COVERED BICYCLE PARKING
- ◊017 VISITOR BICYCLE PARKING
- ◊018 WATER QUALITY POND, SEE CIVL

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

**SCHEMATIC REVIEW SET**

| REVISION | BY | DATE |
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**PG&E**  
 PG&E GAS OPERATIONS  
 TECHNICAL TRAINING CENTER

DETAILED SITE PLAN  
 SITE AREA B (SOUTH)

B3011.00  
 1"=50'  
 21 FEBRUARY 2014  
 NORTH **A1.2B**



March 6, 2014

**RECEIVED**

MAR 06 2014

**CITY OF WINTERS**

Jenna Moser  
Management Analyst  
City of Winters  
318 First Street  
Winters, CA 95694

**Re: PG&E Gas Operations Technical Training Center – Notice of Preparation**

Dear Ms. Moser:

The Yolo Solano Air Quality Management District (District) has received the Notice of Preparation (NOP) for the project referenced above (Project), and is submitting comments. The Project would consist of a vocational training facility to be constructed on approximately 50.4 acres at the southwest quadrant of the intersection of I-505 and SR-128. The facility would provide various training associated with natural gas service, operation and maintenance.

The District would like to make the following comments:

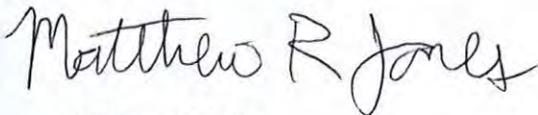
1. The air quality analysis prepared for the Environmental Impact Report (EIR) should evaluate the impact of any vehicle trips associated with transporting the 287 individuals who would be trained each day to the facility, along with vehicle trips associated with facility staff. These vehicle emissions should be added to any other operational emissions and compared to the District's air quality thresholds of significance. These thresholds can be found in the District's CEQA Guidance document "Handbook for Assessing and Mitigating Air Quality Impacts", available on the District website at [www.ysaqmd.org](http://www.ysaqmd.org).
2. Because of the nature of the training that will occur at the proposed facility, the air quality analysis should pay special attention to whether there would be the potential for odor impacts to occur. The analysis should evaluate whether odors would be generated as a result of training activities, and whether these odors could affect existing receptors in the vicinity of the facility. If

impacts are identified, the project applicant should identify measures to mitigate these impacts to the extent feasible.

3. The air quality analysis in the EIR should also examine the potential impacts that could occur during the project's construction phase. Construction emissions should be quantified and compared to the District's adopted thresholds of significance. Measures should be identified to minimize the amount of fugitive dust generated during construction. Mitigation measures designed to limit dust can be found in the District's CEQA Handbook. If construction emissions of reactive organic gases (ROG) or nitrogen oxides (NOx) are found to exceed District thresholds, mitigation measures should be proposed to reduce these emissions to the extent feasible. Appropriate mitigation measures can be found in the District's CEQA Handbook, or the applicant can contact District staff for help in identifying appropriate measures.
4. The discussion in the EIR should highlight any measures that will be put in place by the project applicant to encourage or promote walking, biking, transit use and/or the use of alternative fueled vehicles. These measures could include, but are not limited to, efforts to design the facility site to encourage these activities.

In conclusion, the District appreciates receiving this Notice of Preparation and the opportunity to present the recommendations in this letter. If you require additional information or would like to discuss the project, please contact Matt Jones at (530) 757-3668.

Sincerely,

A handwritten signature in black ink that reads "Matthew R. Jones". The signature is written in a cursive, slightly slanted style.

Matthew R. Jones  
Supervising Air Quality Planner

To John W Donlevy Jr.

The PG&E project proposed on State Route 128 is bad for The City of Winters. The city should preserve open space. I realize your job as City Manager of Winters is to collect as much money as you can and then spend it wisely. This project will mean more traffic for the city and a huge eyesore with buildings and cranes and fuel tanks according to letter we received. I am a supporter of small business and I would like the City of Winters to support small businesses also. PG&E has plenty of money and I would like them to take their plan some where else.

Sincerely,

*Deary*



To: Jenna Moser:

RECEIVED

MAR 06 2014

CITY OF WINTERS

The PG&E project on State Route 128 I hope does not get approved. The city should look at what they have already done by approving the Arco, Burger King and Taco Bell. These places are not good for a small town. I would like this piece of property rezoned agricultural. The City always looks at how much property tax they are going to receive and never cares about the looks of the building or preserving open space. PG&E has plenty of money they can build in some other city.

Thank you, 



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

March 3, 2014

To: Reviewing Agencies  
Re: PG&E Winters Gas Operations Technical Training Center  
SCH# 2014032005

Attached for your review and comment is the Notice of Preparation (NOP) for the PG&E Winters Gas Operations Technical Training Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Jenna Moser**  
City of Winters  
318 First Street  
Winters, CA 95694

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014032005  
**Project Title** PG&E Winters Gas Operations Technical Training Center  
**Lead Agency** Winters, City of

---

**Type** **NOP** Notice of Preparation  
**Description** Application from PG&E to construct and operate a vocational training facility on 50.4 acres where individuals will be trained to construct, operate, and maintain natural gas pipelines, measure and control the natural gas network, detect leaks and locate and mark underground infrastructure, and maintain natural gas storage facilities. Individuals will be trained in excavation techniques, crane operation, welding techniques, corrosion control technology, and similar natural gas transmission and distribution functions. The facility is proposed to operate seven days a week from 7am to 5pm with evening use proposed inside buildings only from 5pm to 10pm.

---

**Lead Agency Contact**

**Name** Jenna Moser  
**Agency** City of Winters  
**Phone** 530 794 6713 **Fax**  
**email**  
**Address** 318 First Street  
**City** Winters **State** CA **Zip** 95694

---

**Project Location**

**County** Yolo  
**City** Winters  
**Region**  
**Cross Streets** I-505 and SR 128  
**Lat / Long**  
**Parcel No.** multiple  

| <b>Township</b> | <b>Range</b> | <b>Section</b> | <b>Base</b> |
|-----------------|--------------|----------------|-------------|
|-----------------|--------------|----------------|-------------|

---

**Proximity to:**

**Highways** I-505 and SR 128  
**Airports**  
**Railways**  
**Waterways** Putah Creek  
**Schools**  
**Land Use** Highway Service Commercial and Business Industrial Park

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Other Issues

---

**Reviewing Agencies** Resources Agency; California Energy Commission; Central Valley Flood Protection Board; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3 S; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

---

**Date Received** 03/03/2014      **Start of Review** 03/03/2014      **End of Review** 04/01/2014

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2014032005

Project Title: PG&E Winters Gas Operations Technical Training Center

Lead Agency: City of Winters Contact Person: Jenna Moser  
Mailing Address: 318 First Street Phone: (530) 794-6713  
City: Winters Zip: 95694 County: Yolo

Project Location: County: Yolo City/Nearest Community: Winters  
Cross Streets: I-505 and SR 128 Zip Code: 95694  
Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ N / \_\_\_\_\_ W Total Acres: \_\_\_\_\_  
Assessor's Parcel No.: multiple Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: I-505 and SR 128 Waterways: Putah Creek  
Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

RECEIVED

Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

STATE CLEARINGHOUSE

Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Various

Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres 50.4 Employees 287  
 Educational: see above  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: various

Present Land Use/Zoning/General Plan Designation:

Highway Service Commercial and Business Industrial Park

Project Description: (please use a separate page if necessary)

Application from PG&E to construct and operate a vocational training facility on 50.4 acres where individuals will be trained to construct, operate, and maintain natural gas pipelines, measure and control the natural gas network, detect leaks and locate and mark underground infrastructure, and maintain natural gas storage facilities. Individuals will be trained in excavation techniques, crane operation, welding techniques, corrosion control technology, and similar natural gas transmission and distribution functions. The facility is proposed to operate seven days a week from 7am to 5pm with evening use proposed inside buildings only from 5pm to 10pm.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**NOP Distribution List**

SCH# **2014032005**

County: Yolo

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Nicole Wong
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Tamyra Trujillo
- Dept. of Conservation  
Elizabeth Carpenter
- California Energy Commission  
Eric Knight
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation  
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources Resources Agency  
Nadell Gayou

- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Charles Armor
- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Gabrina Gatchel  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Sickler  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

Other Departments

- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Depart. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff  
Environmental Services Section
- Dept. of Public Health  
Jeffery Worth  
Dept. of Health/Drinking Water
- Delta Stewardship Council  
Kevan Samsam

Independent Commissions, Boards

- Delta Protection Commission  
Michael Machado
- Cal EMA (Emergency Management Agency)  
Dennis Castrillo

Fish and Game

- Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1  
Donald Koch

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Leo Wong
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning  
Terri Pencovic
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
- Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3 <sup>S</sup>  
Gary Arnold
- Caltrans, District 4  
Erik Alm
- Caltrans, District 5  
David Murray
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson

- Caltrans, District 8  
Dan Kopulsky
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

- All Projects  
CEQA Coordinator
- Transportation Projects  
Nesamani Kalandiur
- Industrial Projects  
Mike Tollstrup
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_  
Conservancy



U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



**FEMA**

March 4, 2014

Jenna Moser, Project Officer  
City of Winters  
318 First Street  
Winters, California 95694

Dear Ms. Moser:

This is in response to your request for comments regarding the City of Winters Notice of Preparation and Notice of Scoping Meeting for the Draft Environmental Impact Report for Pacific Gas and Electric Winters Gas Operations Technical Training Center dated February 28, 2014.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), Maps revised May 16, 2012 and City of Winter (Community Number 060425), Maps revised June 18, 2010. Please note that the City of Winters, Yolo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Jenna Moser, Project Manager  
Page 2  
March 4, 2014

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Winters floodplain manager can be reached by calling Eric Lucero, Director, Department of Public Works, at (530) 795-4727. The Yolo County floodplain manager can be reached by calling David Morrison, Assistant Director of Planning, at (530) 666-8041.

If you have any questions or concerns, please do not hesitate to call Xing Liu of the Mitigation staff at (510) 627-7057.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch

cc:

Eric Lucero, Director, Department of Public Works, City of Winters  
David Morrison, Assistant Director of Planning, Yolo County  
Ray Lee, WREA, State of California, Department of Water Resources, Central District  
Xing Liu, NFIP Planner, DHS/FEMA Region IX  
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

RECEIVED  
3/12/14 5:42PM Jm



# County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

Ed Smith  
DIRECTOR

292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8775 FAX (530) 666-8156  
[www.yolocounty.org](http://www.yolocounty.org)

March 12, 2014

Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

**Subject: ZF2013-0041: Notice of Preparation of Environmental Impact Report for the Pacific Gas and Electric Company Winters Gas Operations Technical Training Center**

Dear Ms. Moser:

The Yolo County Planning and Public Works Department has the following comment regarding the Notice of Preparation of Environmental Impact Report for the Pacific Gas and Electric Company Winters Gas Operations Technical Training Center (Development):

Since Yolo County is adjacent on the east (east of Interstate 505, north of Putah Creek), please provide confirmation that the Development's storm drain system includes consideration of the downstream creek or storm drain system. If storm drainage is routed to the east into Yolo County, please provide confirmation that the existing downstream storm water system can convey the Development's proposed storm drainage without adverse upstream, downstream, and adjacent impacts, and that there are no increases in downstream channel peak water surface elevations during design storm events (such as those required by the Yolo County Improvement Standards and Yolo County Drainage Manual).

Thank you for the opportunity to comment. If you have any questions, please contact me at (530) 666-8039 or [todd.riddiough@yolocounty.org](mailto:todd.riddiough@yolocounty.org).

Sincerely,

Todd N. Riddiough, P.E.  
Senior Civil Engineer



RECEIVED  
MAR 13  
AUG 14 2014

JM  
3:06pm

CITY OF WINTERS

Tribal Council

March 10<sup>th</sup>, 2014

**Marshall McKay**  
*Chairman*

**James Kinter**  
*Secretary*

**Anthony Roberts**  
*Treasurer*

**Mia Durham**  
*Member*

**Matthew Lowell, Jr.**  
*Member*

Jenna Moser  
Management Analyst  
City of Winters  
318 First Street  
Winters, CA 95694

RE: PG&E Gas Operations Technical Training Center

Dear Ms. Moser:

Thank you for your comment request letter dated February 28, 2014 regarding the proposed PG&E Gas Operations Technical Training Center, Winters, Yolo County, CA. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have cultural interest and authority in the proposed project area.

Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project EIR. However, we would like you to consider the potential impacts of cultural resources in the area during your planning phase.

Should you have any questions, please feel free to contact the following individual:

Mr. James Sarmiento  
Cultural Resources Manager  
Yocha Dehe Wintun Nation  
Office: (530) 723-0452, Email: [jsarmiento@yochadehe-nsn.gov](mailto:jsarmiento@yochadehe-nsn.gov)

Please refer to identification number YD - 03052014-01 in any correspondences concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Marshall McKay  
Tribal Chairman

**CENTRAL VALLEY FLOOD PROTECTION BOARD**

3310 El Camino Ave., Rm. 151  
SACRAMENTO, CA 95821  
(916) 574-0609 FAX: (916) 574-0682  
PERMITS: (916) 574-2380 FAX: (916) 574-0682



March 12, 2014

Ms. Jenna Moser  
City of Winters  
318 First Street  
Winters, California 95694

RECEIVED  
MAM  
AUG 17 2014  
JM  
2pm  
CITY OF WINTERS

**Subject:** CEQA Comments: Notice of Preparation for the Pacific Gas and Electric Company Winters Gas Operations Technical Training Center Environmental Impact Report SCH No. 2014032005

**Location:** Southwest corner of Interstate 505 and State Route 128 (Grant Avenue), Assessor Parcel No. 038-070-039-000

Dear Ms. Moser:

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is located adjacent to or within Putah Creek which is under Board jurisdiction. The Board enforces its Title 23, California Code of Regulations (23 CCR) for the construction, maintenance, and protection of adopted plans of flood control that protect public lands from floods. Adopted plans of flood control include federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways. The geographic extent of Board jurisdiction includes the Central Valley, and all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins (23 CCR, Section 2).

A Board permit is required prior to working in the Board's jurisdiction for the following:

- Placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (23 CCR Section 6);
- Existing structures that predate permitting, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (23 CCR Section 6);
- Vegetation plantings require submission of detailed design drawings; identification of vegetation type; plant and tree names (both common and scientific); quantities of each type of plant and tree; spacing and irrigation method; a vegetative management plan for

Ms. Jenna Moser

March 12, 2014

Page 2 of 2

maintenance to prevent the interference with flood control operations, levee maintenance, inspection, and flood fight procedures (23 CCR Section 131).

Accumulation and establishment of woody vegetation that is not managed may have negative impacts on channel capacity and may increase the potential for levee over-topping or other failure. When vegetation develops and becomes habitat for wildlife, maintenance to initial baseline conditions typically becomes more difficult as the removal of vegetative growth may be subject to federal and State resource agency requirements for on-site mitigation. The proposed project should include mitigation measures to avoid decreasing floodway channel capacity.

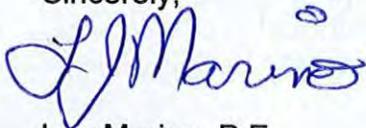
Adverse hydraulic impacts of proposed encroachments could impede flood flows, reroute flood flows, and/or increase sediment accumulation. The proposed project should include mitigation measures for channel and levee improvements and maintenance to prevent and/or reduce hydraulic impacts. If possible off-site mitigation outside of the Board's jurisdiction should be used when mitigating for vegetation removed at the project location.

Other local, federal and State agency permits may be required and are the responsibility of the applicant to obtain.

Board permit application forms and our complete 23 CCR regulations can be found on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and Board designated floodways are also available on a Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

If you have any questions please contact James Herota at (916) 574-0651, or via email at [james.herota@water.ca.gov](mailto:james.herota@water.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Len Marino".

Len Marino, P.E.  
Chief Engineer

cc: Governor's Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, California 95814

**CENTRAL VALLEY FLOOD PROTECTION BOARD**

3310 El Camino Ave., Rm. 151  
SACRAMENTO, CA 95821  
(916) 574-0609 FAX: (916) 574-0682  
PERMITS: (916) 574-2380 FAX: (916) 574-0682



RECEIVED

MAR 24 2014 7:30AM

JM

CITY OF WINTERS

March 18, 2014

Ms. Jenna Moser  
City of Winters  
318 First Street  
Winters, California 95694

Subject: CEQA Comments: Notice of Preparation for the Pacific Gas and Electric Company Winters Gas Operations Technical Training Center Environmental Impact Report SCH No. 2014032005

Location: Southwest corner of Interstate 505 and State Route 128 (Grant Avenue), Assessor Parcel No. 038-070-039-000

Dear Ms. Moser:

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is located adjacent to or within Putah Creek which is under Board jurisdiction. The Board enforces its Title 23, California Code of Regulations (23 CCR) for the construction, maintenance, and protection of adopted plans of flood control that protect public lands from floods. Adopted plans of flood control include federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways. The geographic extent of Board jurisdiction includes the Central Valley, and all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins (23 CCR, Section 2).

A Board permit is required prior to working in the Board's jurisdiction for the following:

- Placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (23 CCR Section 6);
- Existing structures that predate permitting, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (23 CCR Section 6);
- Vegetation plantings require submission of detailed design drawings; identification of vegetation type; plant and tree names (both common and scientific); quantities of each type of plant and tree; spacing and irrigation method; a vegetative management plan for

Ms. Jenna Moser  
March 18, 2014  
Page 2 of 2

maintenance to prevent the interference with flood control operations, levee maintenance, inspection, and flood fight procedures (23 CCR Section 131).

Accumulation and establishment of woody vegetation that is not managed may have negative impacts on channel capacity and may increase the potential for levee over-topping or other failure. When vegetation develops and becomes habitat for wildlife, maintenance to initial baseline conditions typically becomes more difficult as the removal of vegetative growth may be subject to federal and State resource agency requirements for on-site mitigation. The proposed project should include mitigation measures to avoid decreasing floodway channel capacity.

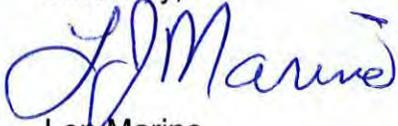
Adverse hydraulic impacts of proposed encroachments could impede flood flows, reroute flood flows, and/or increase sediment accumulation. The proposed project should include mitigation measures for channel and levee improvements and maintenance to prevent and/or reduce hydraulic impacts. If possible off-site mitigation outside of the Board's jurisdiction should be used when mitigating for vegetation removed at the project location.

Other local, federal and State agency permits may be required and are the responsibility of the applicant to obtain.

Board permit application forms and our complete 23 CCR regulations can be found on our website at <http://www.cvpfb.ca.gov/>. Maps of the Board's jurisdiction including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and Board designated floodways are also available on a Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

If you have any questions please contact James Herota at (916) 574-0651, or via email at [james.herota@water.ca.gov](mailto:james.herota@water.ca.gov).

Sincerely,



Len Marino  
Chief Engineer

cc: Governor's Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, California 95814

RECEIVED

8:30 AM  
JM

MAR 26 2014

CITY OF WINTERS

From: **Steve Carpenter**

March 10, 2014

**Subject:** Proposed PG&E Winters training Center

Winters, California 95694

Copies to: City of Winters Jenna Moser

Residents of Winters

We just received your letter dated February 28<sup>th</sup> 2014 about the preparation of the PG&E site. We just talked to a neighbor , and he told us that there were many meetings held earlier about this project. Why wasn't there a formal letter of intention to the residents about these meetings from the City and PG&E? We expect a reply from the City of Winters to all residents via a letter about our questions.

My family and I own our house and live in Winters, and we assume that all of my neighbors moved to Winters because of its clean small town family oriented atmosphere, a safe place for our families to grow, its nature trail, Putah Creek Reserve, bike trails, and specialty and unique restaurant and shops.

We are concerned about the PG&E's Training Center Location. We feel that The land where it is to be located is a prime spot for specialty shops, or something that would attract more tourists to stop in our town. Some thing that would complement the Chevron, Arco, Burger King, Taco Bell, and other future specialty restaurants and shops. We feel that entering into Winters from highway 505, and 128 should be inviting not a mish-mash of gas stations, retail stores, a large industrial site like the PG&E, residential homes, and apartments. The undersized overpass leading into town isn't large enough to handle the increased movement of 288 vehicles efficiently.

Remember we have a lot of boaters, RV'ers, Cyclists and Bikers going to Lake Berryessa, Napa, Wine Country, stopping for fuel, breakfast, lunch, and dinner. People will not want to wait or use this exit if it becomes a monumental traffic jam. These people will spend their money elsewhere.

### **Reasons For Objecting:**

1. The location of the PG&E facility is at the incoming and outgoing exits for the vehicles coming and going into Winters. The image of the PG&E facility off 505 freeway traffic, and 128 coming into town is bad. The traffic light by the Chevron, and Arco stations are too close to the freeway and overpass and will create traffic jams. The overpass is not large enough to handle a 288

increase of automobiles of coming or leaving town. There will probably have to be another traffic light so that employees can enter into the new facility compounding traffic jams.

2. According to your information the PG&E Facility will only have a 7' chain link fence surrounding the facility. This fence should be changed to a soundproof solid stone fence along 505 freeway and 128 should be 12' high for image purposes. The fencing facing **Putah Creek and Wild Rose lane should be 15' high**, because of night lights, noise, and an unsightly industrial yard effecting the residents that live on Wild Rose Lane. This will also affect their property values.
3. There will be 288 employees coming to the PG&E facility daily, **this means that there will be 288 vehicles coming and leaving into this facility daily, plus at least 100 PG&E vehicles. Do you think that the overpass leading into town is big enough to handle these vehicles efficiently?** Traffic patterns will be heavy in the **AM** when PG&E employees will be coming to work, and when our residents will be going to work. The same will be true in the afternoon when everyone is going home.
4. Since all these vehicles will be parked on PG&E's parking lot for eight hours **who will monitor the oil and chemical leakages coming from these vehicles, that will be seeping into the ground next to Putah Creek** contaminating the soil and the creek? Do we take soil samples every 6month, how do we control this? This is a long range continuous problem that must be controlled from the beginning.
5. **The PG&E facility will be open at night, therefore will have outdoor lighting. The 33 residents affected on Wild Rose Lane, East Baker, and Red Bud will now have to live with night lights shining on their properties, and a proposed chain link fence separating residential from industrial, so that they now cannot have the privacy that they had, and must see an industrial yard with vehicles, and the smell of gas, and other chemicals. Not only with the above problem, but the value of their homes will depreciate, who is going to compensate these owners and renters for their loss.**
6. How are we going to **manage the noise levels** coming from the PG&E facility so that it won't disturb the immediate residents of Wild Rose Lane, and the other part of the existing residential areas? Have any restrictions been made to PG&E?
7. Has anybody gone to Vacaville to see PG&E'S location off Leisure Town Road and I-80 that's how we will look, this facility created that whole industrial area, and also depreciated the value of the existing homes in that area. You should also go to PG&E'S location on Peabody Road this the type of fencing that would be needed if this facility was built.
8. **Think what PG&E did to Hinckley, California. Think what PG&E did to San Bruno, California, a lot of good people died, and got very sick, Check the Erin Brokovich story on a DVD.**

### Reasons What's Needed From PG&E If You Build:

1. The city of Winters must require PG&E to have the most up to date testing for gas leaks, fires, soil contamination. There must be a fire truck at this location all the time, and there must be a warning system that can be heard (siren) and automatic phone warnings to all residents if there is a problem.
2. The city of Winters must require PG&E to hire at least 20% of its work force from Winters residents. PG&E must **also have a training apprentice program for the young people of Winters**, at least 20 new high school graduates every six month.
3. This deal should not only benefit the land owners who are selling this land to PG&E, nor the owners of businesses in town, but how about the residents? Any additional cost to the city for sewage lines needed for this project, and additional water pumping stations and equipment for this project will be paid for by PG&E continually as needed. **No additional taxes for water and additional sewer lines would be levied to the residents, nor anyone who has an existing business in town.**

In conclusion we strongly feel that **the location for this project is wrong**, it dangerous being so close to residents, gas stations, and other businesses. You should be able to find PG&E a more suitable piece of land closer to an industrial area in Winters. By doing this you will be thinking of residents living close to this area and not destroying their lifestyle.



# Yolo County Resource Conservation District

221 West Court Street, Suite 1  
Woodland, CA 95695  
[yolorcd@yolorcd.org](mailto:yolorcd@yolorcd.org)

phone (530) 662-2037  
fax (530) 662-4876  
[www.yolorcd.org](http://www.yolorcd.org)

March 20, 2014

Jenna Moser  
City of Winters  
318 First St.  
Winters, CA 95694

RECEIVED

11:42AM  
JM

MAR 26 2014

CITY OF WINTERS

Re: **PG&E Winters Gas Operations Technical Training Center NOP**

Dear Ms. Moser;

The Yolo County Resource Conservation District (RCD) has a mission to protect, improve and sustain the natural resources of Yolo County. We approach this from a watershed perspective, meaning that we consider the impacts of resource conditions or changes on entire systems rather than just in isolation. Typical areas of concern we have are for appropriate land use, maintaining and conserving natural resource integrity and function as much as possible, minimizing erosion, using native plant systems to solve resource problems whenever possible, and using native and drought tolerant plants preferentially over non-natives in landscaping and buffer areas.

After reviewing current zoning, we withhold comments concerning construction on prime farmland that we would typically make.

A stormwater diversion channel, drainage and detention areas are described in the NOP, to be seeded with native grasses. The seed mixes described are appropriate. We recommend particular attention be given to proper maintenance of these areas during a 3-year establishment period, and that there be a plan for long-term maintenance to prevent invasion by non-native weeds and to promote strong establishment so that these areas will serve their intended purpose and not become a source of weed seeds to downstream areas.

We concur with comments on plant materials already submitted by the Putah Creek Council, and will add that some plants on the list require some summer water (i.e. Tufted hairgrass) or do better with it, while others are fully adapted to summer dryness (i.e. sticky monkeyflower). Plants should be grouped according to water needs.

The RCD has the technical resources to provide assistance with any plant design, selection and implementation related issues if needed.

Thank you for the opportunity to provide comments.

Sincerely,

Giovanni Ferrendelli,  
Chair, Board of Directors



# DEPARTMENT OF CONSERVATION

*Managing California's Working Lands*

## DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEB SITE [conservation.ca.gov](http://conservation.ca.gov)

*8:30 Am JM*

March 24, 2014

RECEIVED

MAR 26 2014

CITY OF WINTERS

**Via Email: [jenna.moser@cityofwinters.org](mailto:jenna.moser@cityofwinters.org)**

Ms. Jenna Moser  
City of Winters  
Community Development Department  
318 First Street  
Winters, CA 95694

### NOTICE OF PREPARATION (NOP) – PG & E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER (SCH # 2014032005)

Dear Ms. Moser:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. The Division has reviewed the Notice of Preparation for the PG & E Gas Operations and Technical Training Center project and offers the following comments and recommendations.

#### PROJECT DESCRIPTION

The Pacific Gas and Electric Company (PG &E) proposes to construct, operate and maintain a vocational training facility on approximately 50 acres within the City of Winters. The facility will provide employees with training related to the construction, operation, and maintenance of natural gas pipelines and the natural gas network. The facility will also provide training in excavation techniques, crane operation, welding, installation and operation of meters, regulators and other gas system controls and other similar functions related to the transmission and distribution of natural gas. The facility will include over 300,000 square feet of structures with potential for expansion as well as miscellaneous training and parking areas.

The project site is approximately 50 acres in size (APNs 038-070-028 (portion); -031 (portion); -037; -038; and -039) and is located at the southwest corner of Interstate 505 and State Route 128 (East Grant Avenue), in the City of Winters. The site is currently in agricultural production.

## DIVISION COMMENTS

Per the 2010 Important Farmland Map for Yolo County, produced by the Farmland Mapping and Monitoring Program (FMMP), the project site is designated as Prime Farmland. The conversion of Prime Farmland is a material consideration for the California Environmental Quality Act (CEQA). Therefore, the Department recommends that the Draft Environmental Impact Report (DEIR) address the following items to provide a complete discussion of potential impacts of the project on agricultural land and activities:

### AGRICULTURAL SETTING OF THE PROJECT

- Location and extent of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and other types of farmland in and adjacent to the project area.
- Current and past agricultural use of the project area, including data on types of crops grown.

To help describe the full agricultural resource value of the soils on the site, the Department recommends the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional, and state economies. Two sources of economic multipliers can be found at the University of California Cooperative Extension Service and the United States Department of Agriculture (USDA).

### IMPACTS ON AGRICULTURAL LAND

Land use conversion statistics from the Important Farmland Data Availability webpage<sup>1</sup> document a net loss of more than 73,000 acres of Important Farmland in Yolo County between 1984 and 2010, with an annual average loss of 2,822 acres.

In 2010 approximately \$444 million in farm sales were generated in Yolo County<sup>2</sup>, which demonstrates the productivity of available agricultural land in the region. The approval of this project would result in the conversion of farmland that continues to be actively farmed. The loss of agricultural land represents a permanent reduction in the State's agricultural land resources—resources which should be protected whenever feasible. The Department also recommends that the City consider the impacts to the remaining agricultural support infrastructure in the area should prime, productive agricultural lands be converted to non-agricultural uses.

<sup>1</sup> <http://redirect.conservation.ca.gov/dlrp/fmmp/product/page.asp>

<sup>2</sup> California Agricultural Statistics Review 2011-2012

The Department recommends the following discussion under the Agricultural Resources section of the DEIR:

- Type, amount, and location of farmland conversion resulting directly and indirectly from the PG& E Gas Operations and Technical Training Center project.
- Impacts on any current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the subject project, as well as impacts from past, current, and likely projects in the future.

Pursuant to State CEQA Guidelines §15064.7, environmental impacts may be quantified and qualified by use of established thresholds of significance. As such, the Division has developed the California version of the USDA Land Evaluation and Site Assessment (LESA) Model to provide lead agencies with an optional methodology for evaluating farmland impacts. The LESA Model is available on the Division's website at:

[http://www.conservation.ca.gov/dlrp/Pages/qh\\_les\\_a.aspx](http://www.conservation.ca.gov/dlrp/Pages/qh_les_a.aspx)

#### MITIGATION MEASURES

Although direct conversion of agricultural land is often an unavoidable impact under CEQA, mitigation measures must be considered. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation. Rather, the criterion is feasible mitigation that lessens a project's impacts. Pursuant to CEQA Guideline §15370, mitigation includes measures that "avoid, minimize, rectify, reduce or eliminate, or compensate" for the impact.

Therefore, all potentially feasible mitigation measures which could lessen a project's impacts should be included in the EIR for the PG& E Gas Operations and Technical Training Center. A measure brought to the attention of the lead agency should not be left out unless it is infeasible based on its elements.

The Department understands that various factors can affect the feasibility of potential mitigation measures. Because agricultural conservation easements have become more commonly accepted by jurisdictions at the local and state level, they are an available mitigation tool that should be considered. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA. As such, the Division recommends that the City examine whether permanent agricultural easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370.

Ms. Jenna Moser  
March 24, 2014  
Page 4 of 4

Mitigation via agricultural conservation easement can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The California Council of Land Trusts (CCLT) and the California Farmland Conservancy Program (CFCP) are two sources of information on the mechanisms and fees associated with conservation easements as well as their use in mitigating for agricultural land conversion. Their web site addresses are:

<http://www.calandtrusts.org>  
<http://www.conservation.ca.gov/DLRP/CFCP/Pages/Index.aspx>

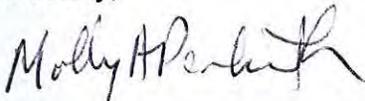
The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands need not be limited strictly to lands within the surrounding area, but should be roughly equivalent in proximity, acreage, and agricultural characteristics to the affected property.

Of course, the use of conservation easements is only one form of mitigation that should be analyzed. Any other feasible mitigation measures should also be considered.

Finally, when presenting mitigation measures in the DEIR, it is important to note that mitigation should consist of specific, measurable actions that allow monitoring to ensure their implementation and evaluation of success. A mitigation consisting only of a statement of intention or an unspecified future action may not be adequate pursuant to CEQA.

Thank you for the opportunity to provide comments. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Heather Anderson, Environmental Planner at (916) 324-0869 or via email at [Heather.Anderson@conservation.ca.gov](mailto:Heather.Anderson@conservation.ca.gov).

Sincerely,



Molly A Penberth, Manager  
Division of Land Resource Protection  
Conservation Support Unit

cc: State Clearinghouse



EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

RECEIVED

**Central Valley Regional Water Quality Control Board**

MAR 27 2014 Jmzpm

CITY OF WINTERS

21 March 2014

Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

CERTIFIED MAIL  
7013 1710 0002 3644 1639

**COMMENTS TO NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, PG&E GAS OPERATIONS TECHNICAL TRAINING CENTER PROJECT, YOLO COUNTY**

Pursuant to the City of Winters's 28 February 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Notice of Preparation for the Environmental Impact Report* for the PG&E Gas Operations Technical Training Center Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

### **Waste Discharge Requirements**

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

### **Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

If you have questions regarding these comments, please contact me at (916) 464-4684 or [tcleak@waterboards.ca.gov](mailto:tcleak@waterboards.ca.gov).

A handwritten signature in black ink that reads "Trevor Cleak". The signature is written in a cursive, flowing style.

Trevor Cleak  
Environmental Scientist

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 3 – SACRAMENTO AREA OFFICE  
2379 GATEWAY OAKS DRIVE, STE 150 - MS 19  
SACRAMENTO, CA 95833  
PHONE (916) 274-0635  
FAX (916) 263-1796  
TTY 711

RECEIVED

APR 01 2014

CITY OF WINTERS



*Flex your power!  
Be energy efficient!*

March 27, 2014

# 032014-YOL-0004  
03-YOL-128 / PM 9.662  
SCH#2014032005

Ms. Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

**PG&E Winters Gas Operations Technical Training Center – Notice of Preparation for a Draft Environmental Impact Report (NOP-DEIR)**

Dear Ms. Moser:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the PG&E Winters Gas Operations Technical Training Center. PG&E is proposing to construct and operate a vocational training facility on an approximate 50-acre project site. At full build-out, there would be approximately 287 individuals on the training campus each day. The project site is located in the southwest corner at the intersection of Grant Avenue/State Route (SR 128) and Interstate (I-505). The following comments are based on the NOP-DEIR.

***Traffic Impact Analysis***

Based on the project location, Caltrans anticipates potential impacts to both SR 128 and I-505 if and when an intensification of traffic-generating development occurs.

Therefore, a Traffic Impact Study (TIS) is required to assess the impact of this particular project on the State Highway System (SHS) and adjacent road network. We recommend using Caltrans' Guide for the Preparation of Traffic Impact Studies (TIS Guide) for determining which scenarios and methodologies to use in the analysis. The TIS Guide is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf).

If the proposed project will not generate the amount of trips needed to meet Caltrans' trip generation thresholds, an explanation of how this conclusion was reached must be provided. The TIS should consider all possible traffic impacts to SHS ramps, ramp intersections, mainline segments, and

Ms. Jenna Moser / City of Winters

March 27, 2014

Page 2

include a Signal Warrant Analysis for the southbound I-505 off-ramp. Please provide us the opportunity to review the scope before the study begins.

### ***Encroachment Permit***

Please be advised that any work or traffic control that would encroach onto the State Right of Way (ROW), such as construction of ingress/egress, requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Mr. Tim Greutert, District 3, Office of Permits, 703 B Street, Marysville, CA 95901.

Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website at the following URL for more information:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

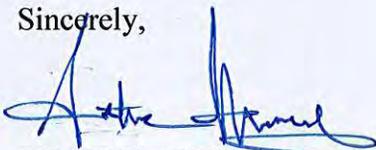
### ***Hydraulics***

To ensure that post project conditions do not impact drainage patterns of the SHS within the vicinity of the project site please submit a drainage report with calculations to Mr. Dennis Jagoda in the Caltrans District 3, Hydraulics Branch, 703 B Street, Marysville, CA 95901.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Arthur Murray, Intergovernmental Review Coordinator at (916) 274-0616 or by email at: [Arthur.Murray@dot.ca.gov](mailto:Arthur.Murray@dot.ca.gov).

Sincerely,



ARTHUR MURRAY, Acting Chief  
Office of Transportation Planning – South

c: Scott Morgan, State Clearinghouse

**Jenna Moser**

---

**From:** Susan Garbini [Susan.Garbini@yolocounty.org]  
**Sent:** Wednesday, April 23, 2014 4:42 PM  
**To:** Jenna Moser  
**Cc:** 'Janice.Gan@wildlife.ca.gov'; 'paul.hofmann@wildlife.ca.gov'; 'cay\_goude@fws.gov'; 'Chris\_Nagano@fws.gov'; 'Petrea Marchand'; Philip Pogledich; Marcus Neuvert  
**Subject:** RE: PGE Winters Gas Operations Technical Training Center, City of Winters  
**Attachments:** PGE\_TrainingFac\_Winters.pdf

Jenna Moser  
Planning Department  
City of Winters

RECEIVED

APR 23 2014

Dear Jenna:

CITY OF WINTERS

.....  
The Yolo County Habitat /Natural Community Conservation Plan JPA appreciates the opportunity to provide comments on the proposed project to build a PG&E Vocational Training Facility/Gas Operations Technical Training Center on I 505 and SR 128 (Grant Avenue) in the City of Winters. Our concerns in these matters are generally related to considerations of impacts on species that are covered in our habitat and natural community conservation plan, which is currently in development.

Attached is a map showing modeled habitat\* impacts for the proposed project and actual Swainson's hawk nesting sites found within 1 mile and 10 miles of the proposed project, along with a table listing modeled acres of habitat at this location for species covered in our plan. Note that no Swainson's hawk nests are indicated within the 1-mile radius buffer around the site; however, 2-3 nests have been indicated slightly outside the 1-mile radius. Also of note is the potential for tri-colored blackbird foraging habitat in this area, as listed in the inset table in the attached map. Please keep us informed regarding actions that will be taken to provide awareness of and protect any Swainson's hawk nests during construction of the project.

.....  
We apologize for missing the posted deadline for comments; I hope this is helpful despite being late. Please contact me if you need additional information or would like to meet with our GIS expert, Marcus Neuvert, who prepared this data.

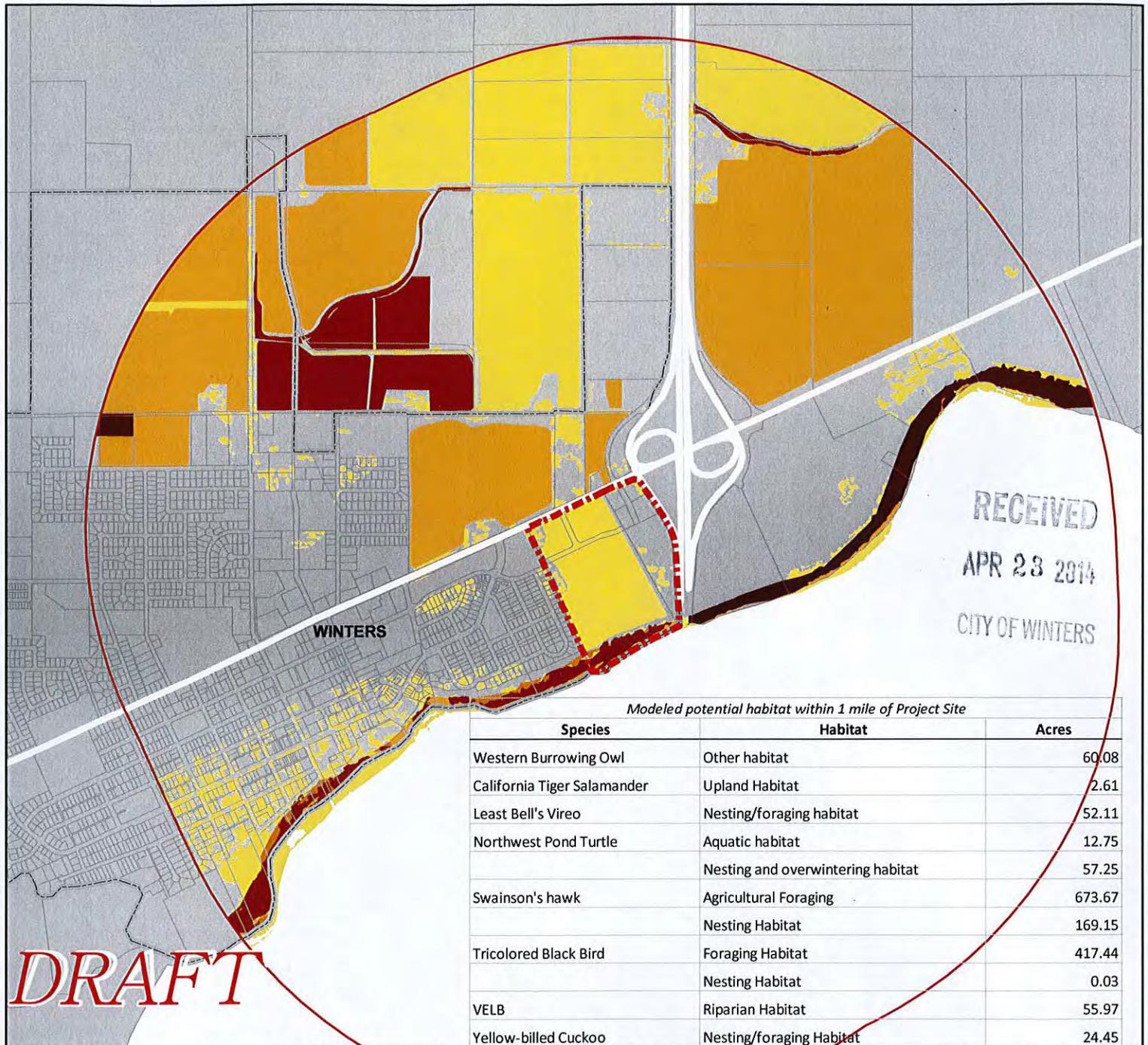
.....  
These comments are also being sent to appropriate staff at the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service, who monitor these projects. Please contact me if you have any questions.

Sincerely,

Susan Garbini  
Research Associate  
Yolo Habitat JPA  
120 W. Main St., Suite C  
Woodland, CA 95695  
[Susan.garbini@yolocounty.org](mailto:Susan.garbini@yolocounty.org)  
530-406-4881

\* **Modeled habitat:** Models developed to spatially define the extent of potential covered species habitat in the Yolo Natural Community/Habitat Conservation Plan Area. Models are based on various parameters of vegetation, soils, water features, and geology that can be spatially modeled using available and specifically developed GIS databases.

# Potential Modeled Habitat\* Impact -PG&E Technical Training Facility



**DRAFT**

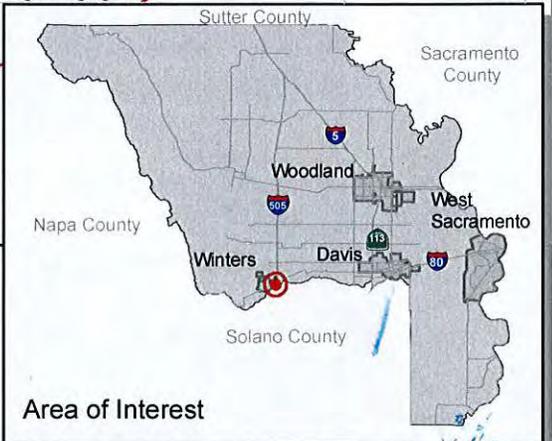
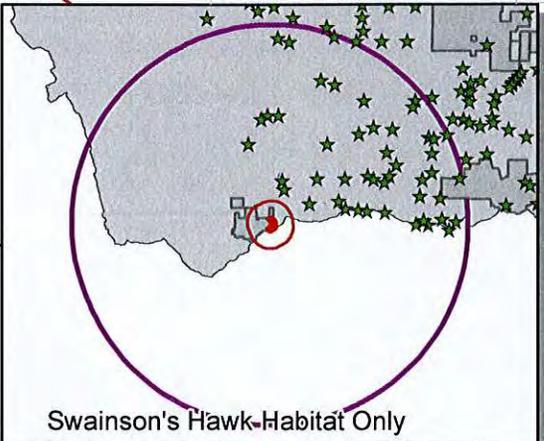
*Modeled potential habitat within 1 mile of Project Site*

| Species                     | Habitat                           | Acres  |
|-----------------------------|-----------------------------------|--------|
| Western Burrowing Owl       | Other habitat                     | 60.08  |
| California Tiger Salamander | Upland Habitat                    | 2.61   |
| Least Bell's Vireo          | Nesting/foraging habitat          | 52.11  |
| Northwest Pond Turtle       | Aquatic habitat                   | 12.75  |
|                             | Nesting and overwintering habitat | 57.25  |
| Swainson's hawk             | Agricultural Foraging             | 673.67 |
|                             | Nesting Habitat                   | 169.15 |
| Tricolored Black Bird       | Foraging Habitat                  | 417.44 |
|                             | Nesting Habitat                   | 0.03   |
| VELB                        | Riparian Habitat                  | 55.97  |
| Yellow-billed Cuckoo        | Nesting/foraging Habitat          | 24.45  |

- Project Site
- 1 Mile Buffer - Around Site
- 10 Mile Buffer - Around Site
- City Boundaries
- Parcel Lines
- Known Swainson's Hawk Nest Sites

**Potentially Affected Habitat(s)**

- 1 Affected
- 2 Affected
- 3 Affected
- 4 Affected
- 5 Affected



\*Modeled habitat: Models developed to spatially define the extent of potential covered species habitat in the Yolo Natural Heritage Program Area. The models are based on various parameters of vegetation, soils, water features, and geology that can be spatially modeled using available and specifically developed GIS databases.

# SUMMARY MINUTES FROM THE 03/19/14 CEQA SCOPING MEETING FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER

**DISCLAIMER:** *These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.*

The meeting was opened at 6:30pm.

**STAFF:** John Donlevy - City Manager, Heidi Tschudin - Project Planner, Nick Ponticello – City Engineer, Alan Mitchell – Asst City Engineer, Jenna Moser – Management Analyst

## **WELCOME:**

City Manger Donlevy presented a welcome and introduced City Staff. Donlevy highlighted the 4 ways to submit comments: by speaking at tonight’s hearing, by providing a written comment card, by emailing Jenna Moser, or by mailing written comments to City Hall. He added that there is a link on the City’s official website ([www.cityofwinters.org](http://www.cityofwinters.org)) to join an informational mailing list about the project, and that all project documents as they are available, will be posted to the site.

Project Planner, Heidi Tschudin, gave a brief overview of the meeting format and handout. Tschudin outlined the flow chart included, noting key process date estimates. She continued by describing the project summary, identifying project elements on the site plan, and describing their attributes. Required City Approvals were then outlined, noting that creating a new Land Use designation is not uncommon for this type of campus.

Asst City Engineer, Alan Mitchell, then presented an overview of the street, water, drainage, creek, and ponds on the site plan.

PG&E Program Design Manager, Tom Crowley, introduced his staff. Crowley described the center as a training center for service workers at PG&E, not a corporate training center. He continued to outline the operation hours proposed. Crowley identified each building on the site plan, and discussed the type of training activity to be held at each location. He stated that in areas like the indoor flow lab and hydro test room, that compressed air is used to simulate natural gas, but that no gas is actually used. Crowley described the trucks and backhoes being used at the center as smaller, not like the type you see on CalTrans projects, but vehicles like you would see driving in your neighborhood. As to the design, he described the main building as 2 story, pour-in-place or tilt-up construction, with exterior elements chosen to meet the Grant Ave Design Guidelines. On landscaping, he stated that consideration of shading, aesthetics, sound are all considered.

Kurt Balasek, Chair of the Winters Putah Creek Committee, asked about the view looking north from the project boundary along Putah Creek. He asked if there were trees planned along that side. Crowley responded that trees along that area can be discussed, that they are not proposing any as part of the project application

## **SUMMARY MINUTES FROM THE 03/19/14 CEQA SCOPING MEETING FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER**

At 7:10pm Tschudin opened the meeting to comments from the public.

### **CITIZEN INPUT:**

Rich Marovich, Putah Creek Streamkeeper, stated that PG&E have given citizens a good opportunity to express ideas, and all ideas have been heard and considered. He continued by stating that Putah Creek is a very disturbed place, history of invasive weeds, mining. He described reconciliation ecology, an idea that you cannot go back to a prior condition – but how can we go forward? Marovich supports the transfer of title of this part of the land to the City. He stated that there is a lot of work to be done in the channel, and encourages the project to incorporate native grasses over hydroseeding, noting some drawbacks and costs to hydroseeding techniques. He advocates broadcasting seeds, harrowing into soil, and using straw cover. Marovich specifically mentioned the use of Creeping Wild Rye grasses, native trees and shrubs – to encourage wildlife habitat, reduce long-term maintenance, and better tolerate flooding and fire. He stated that he sees nothing with this project that would be worse than the site's continued use as a tomato farm. Marovich closed by stating that this project is an opportunity to improve the channel.

Eric Larsen, UCD Landscape Architecture Department, described his background as in civil engineering with an interest in the creek. Larsen described his unhappiness with the right angle, or "L" shaped turn at the south part of the property, diversion channel, and would like the applicant to explore a way to have the water flow more naturally, rather than at that right angle. Larsen stated his concern about the steepness of the walls of the ponds, depth of the ponds (one is proposed at 12 feet), proximity to the creek, and blowouts during 100yr flood events. He added that he would generally like to see the creek have "more room" and a more creative use of the 100-foot open space buffer.

Crowley responded that the applicant is working on the flow concerns. The issue for the applicant is securing permits for the outfall into Putah Creek. They are trying to make use of the existing Caltrans outfall.

Marovich added that they are planning for an improbable event, and there are options that could be considered in the future to deal with 100yr events. He asked whether the city can address the development within the 100-year buffer separately, later in process, in a more naturalized way?

Jaysen Long, Lead Civil Engineer for PGE, added that the 100yr flow is 110 cfs, and the full city build-out flow is nearly 10 times that. Nick Ponticello clarified that in the City's adopted master plan, the route for discharge is south into the creek.

Crowley stated that there are valley elderberry longhorn beetles in the 100-foot buffer area that preclude them from making any changes or landscaping in the area. Marovich noted that he is pursuing a template Safe Harbor agreement with the state and federal wildlife agencies for Valley Longhorn

**SUMMARY MINUTES FROM THE 03/19/14 CEQA SCOPING MEETING  
FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING  
CENTER**

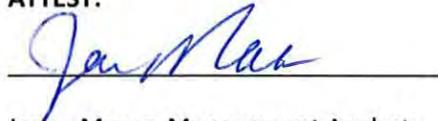
Elderberry beetle (VELB). This agreement would allow him to work with others to establish conservation easements for VELB and allow for some amount of take (moving, transplanting existing Elderberries).

**CONCLUSION:**

Hearing no other comments, Tschudin thanked the public for participating.

**ADJOURNMENT at 7:30PM**

**ATTEST:**

A handwritten signature in blue ink, appearing to read "Jenna Moser", is written over a horizontal line.

Jenna Moser, Management Analyst



**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](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](mailto: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



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](mailto: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](mailto: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 within 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) *Rezoning* – 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:

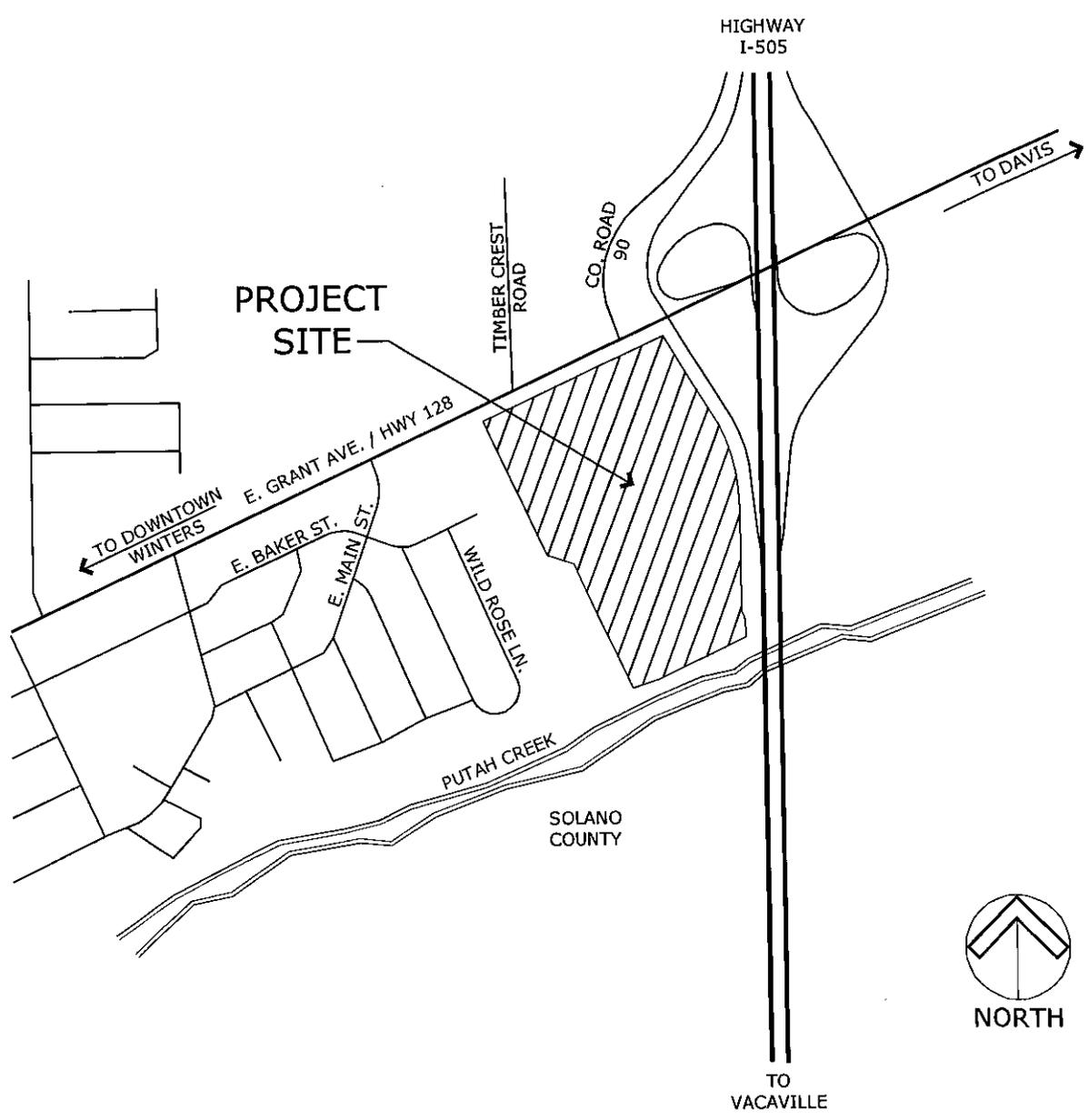
No Project – Existing Conditions, defined as continued agricultural use of the site

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.

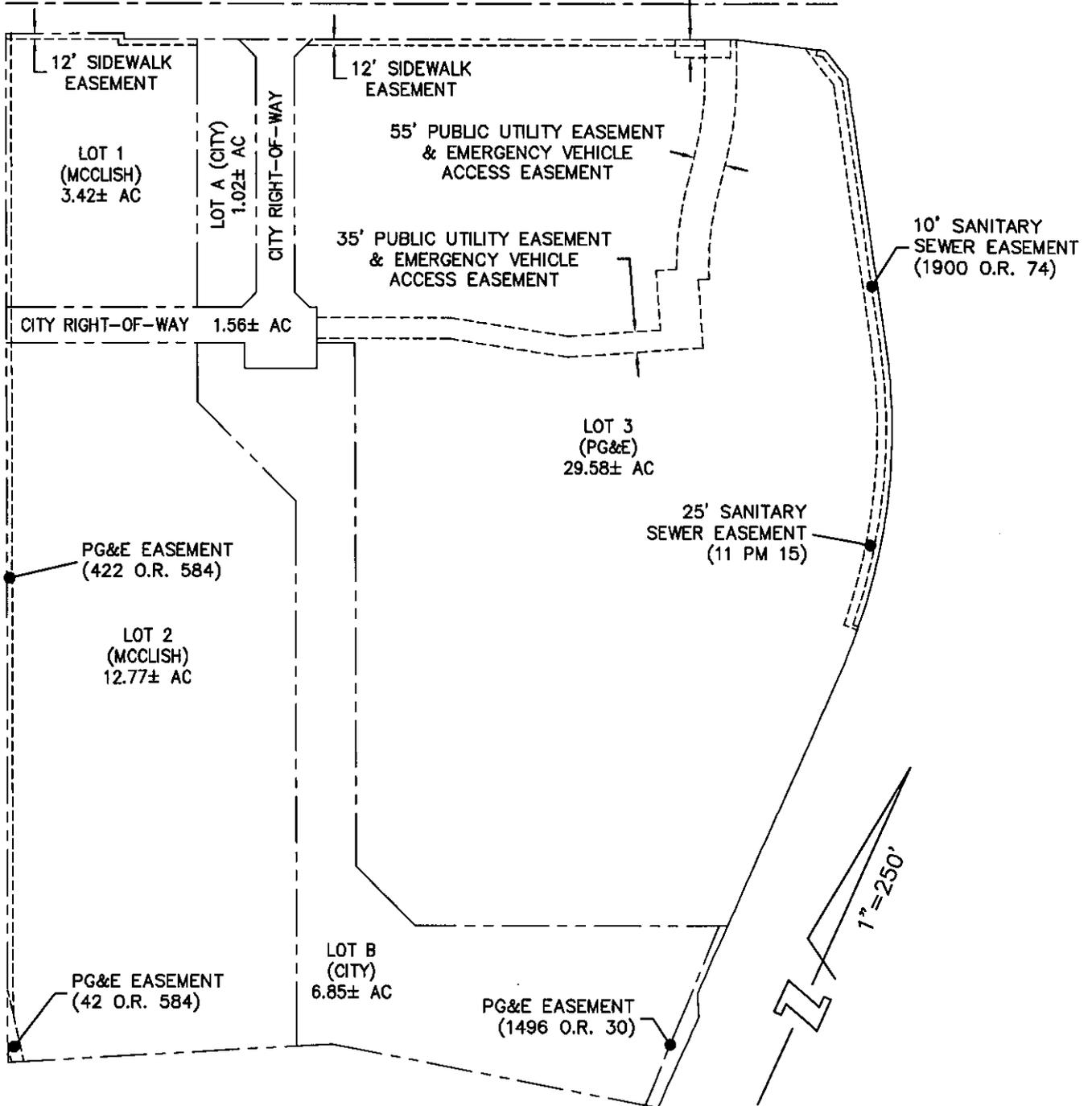
**7. FIGURES:**

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



EAST GRANT AVENUE (CA HWY 128)

30' TRAFFIC  
SIGNAL EASEMENT



ULTIMATE MAPPING CONDITION



980 9TH ST  
SUITE 1770  
SACRAMENTO, CA 95814  
916-556-5800  
916-556-5899 (FAX)

OCTOBER 29, 2014

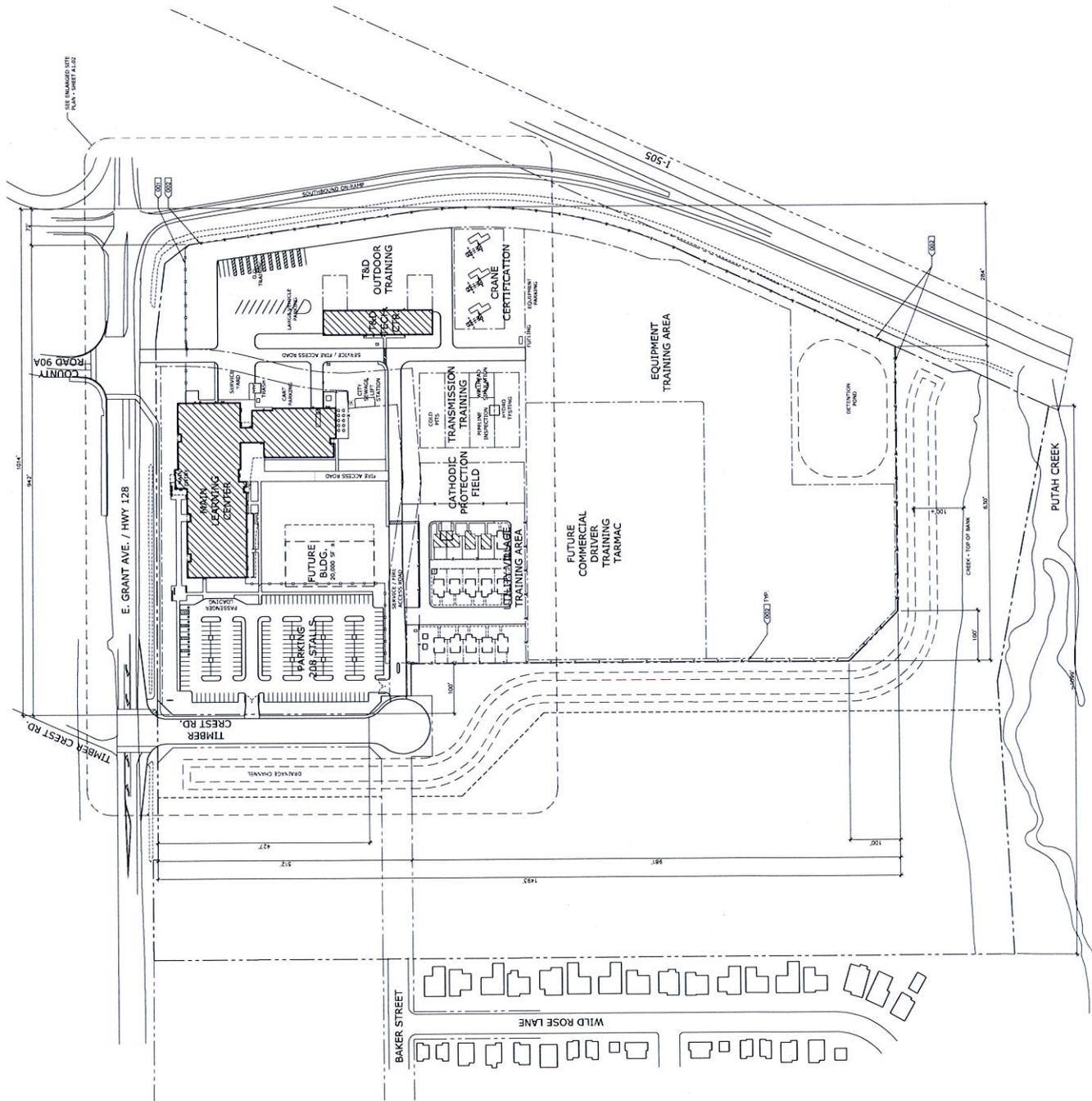
**GENERAL NOTES**  
 1. REFER TO ENLARGED PLAN FOR DETAIL.  
 2. FOR PARKING SUMMARY, SEE SHEET A1.02.

**KEYNOTES**  
 [Symbol] 7" HIGH DIMENSIONAL METAL FENCE, ARCHITECTURAL GRADE.  
 [Symbol] 7" SECURITY FENCE, 6" CHAINLINK FABRIC W/ 3" STAINLESS STEEL WIRE TOP

CITY PLANNING SUBMITTAL  
 NUMBER: BY: DATE:  
 [Symbol] [Symbol] [Symbol] [Symbol] [Symbol] [Symbol]

**PC&F**  
**PC&F GAS OPERATIONS**  
**TECHNICAL TRAINING CENTER**  
 OVERALL SITE PLAN

B01102  
 P-48P  
 6 October 2014  
**A1.01**  
 NORTH



1 OVERALL SITE PLAN  
 1"=500'-0"

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NOV 17 2014



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

**Notice of Preparation**

November 10, 2014

To: Reviewing Agencies

Re: PG&E Winters Gas Operations Technical Training Center  
SCH# 2014032005

Attached for your review and comment is the Notice of Preparation (NOP) for the PG&E Winters Gas Operations Technical Training Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

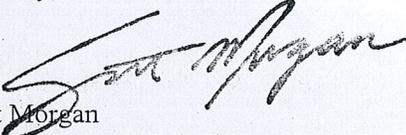
Please direct your comments to:

**Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014032005  
**Project Title** PG&E Winters Gas Operations Technical Training Center  
**Lead Agency** Winters, City of

---

**Type** **NOP** Notice of Preparation

**Description** 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 I-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 recreation trails. South of Putah Creek there are orchards and a farmstead in unincorporated Solano County.

---

**Lead Agency Contact**

**Name** Jenna Moser  
**Agency** City of Winters  
**Phone** 530 794 6713  
**email**  
**Address** 318 First Street  
**City** Winters  
**Fax**  
**State** CA **Zip** 95694

---

**Project Location**

**County** Yolo  
**City** Winters  
**Region**  
**Cross Streets** I-505 and SR 128  
**Lat / Long**  
**Parcel No.** multiple  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** I-505 and SR 128  
**Airports**  
**Railways**  
**Waterways** Putah Creek  
**Schools**  
**Land Use** Highway Service Commercial and Business Industrial Park

---

**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Other Issues

---

**Reviewing Agencies** Resources Agency; Department of Conservation; California Energy Commission; Central Valley Flood Protection Board; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Headquarters; Department of Fish and Wildlife, Region 2; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; Cal Fire; Caltrans, District 3 S; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Sacramento)

---

Distribution List

- Resources Agency  
Bill Gayou
- Dept. of Boating & Waterways  
Nicole Wong
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Elizabeth Carpenter
- California Energy Commission  
Eric Knight
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept. of Parks & Recreation  
Environmental Stewardship
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources Agency  
Madell Gayou
- and Game
- Dept. of Fish & Wildlife  
Scott Flint
- Environmental Services Division
- Fish & Wildlife Region 1  
Donald Koch
- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Charles Armor
- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed
- Fish & Wildlife Region 6  
Tiffany Ellis
- Fish & Wildlife Region 6 I/M  
Heidi Sickler
- Dept. of Fish & Wildlife M  
George Isaac
- Other Departments
- Food & Agriculture  
Sandra Schubert
- Dept. of Food and Agriculture
- Dept. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff
- Environmental Services Section
- Delta Stewardship Council  
Kevan Samsam
- Housing & Comm. Dev.  
CEQA Coordinator
- Housing Policy Division
- Independent Commissions, Boards
- Delta Protection Commission  
Michael Machado

- OES (Office of Emergency Services)  
Marcia Scully
- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Leo Wong
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Cal State Transportation Agency CalSTA
- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic
- California Highway Patrol  
Suzann Ikeuchi
- Office of Special Projects
- Dept. of Transportation
- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Eric Federicks - South
- Susan Zanchi - North
- Caltrans, District 4  
Erik Alm
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson

- Caltrans, District 8  
Mark Roberts
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake
- Air Resources Board
- All Other Projects  
Cathi Slaminski
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Jeffery Werth
- Division of Drinking Water
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader
- Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator
- Other

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Conservancy



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NOV 17 2014

CITY OF WINTERS

U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



FEMA

November 13, 2014

Jenna Moser, Management Analyst  
City of Winters  
318 First Street  
Winters, California 95694

Dear Ms. Moser:

This is in response to your request for comments regarding the 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.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), Maps revised May 16, 2012 and City of Winters (Community Number 060425), Maps revised June 18, 2010. Please note that the City of Winters, Yolo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Jenna Moser, Management Analyst

Page 2

November 13, 2014

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Winters floodplain manager can be reached by calling Eric Lucera, Director, Public Works Department, at (530) 795-4727. The Yolo County floodplain manager can be reached by calling David Morrison, Assistant Director of Planning, at (530) 666-8041.

If you have any questions or concerns, please do not hesitate to call Xing Liu of the Mitigation staff at (510) 627-7267.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch

cc:

Eric Lucera, Director, Public Works Department, City of Winters

David Morrison, Assistant Director of Planning, Yolo County

Ray Lee, WREA, State of California, Department of Water Resources, North Central Region  
Office

Xing Liu, NFIP Planner, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471

RECEIVED Edmond G. Brown, Jr., Governor

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November 24, 2014

CITY OF WINTERS

Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

RE: SCH# 2014032005 PG & E Winters Gas Operations Technical Training Center, Yolo County.

Dear Ms. Moser,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

California  
American Heritage  
Mission  
Harbor Blvd., Ste 100  
Sacramento, CA 95691



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\$000.48  
0001689422 NOV 24 2014  
MAILED FROM ZIP CODE 95814



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CITY OF WINTERS

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REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO  
CORPS OF ENGINEERS  
1325 J STREET  
SACRAMENTO CA 95814-2922

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DEC 02 2014 JM

CITY OF WINTERS

November 16, 2014

Regulatory Division SPK-2014-01078

Jenna Moser  
City of Winters  
318 First Street  
Winters, California 95694

Dear Ms. Moser:

We are responding to your November 7, 2014 request for comments on the PG&E Winters Gas Operations Technical Training Center (Draft EIR) project. The project is located at the southwest corner of Interstate 505 and State Route 128, in Section 22, Township 8 N, Range 1 W, Mount Diablo Meridian, Latitude 38.5277529154134°, Longitude -121.956073891746°, Solano County, bordering Yolo County, California.

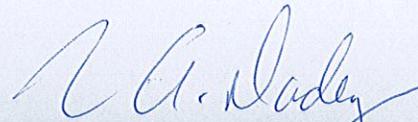
The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the Pacific Gas and Electric Company should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2014-01078 in any correspondence concerning this project. If you have any questions, please contact Lee Ann Bowers by email at [Lee.A.Bowers@usace.army.mil](mailto:Lee.A.Bowers@usace.army.mil), or telephone at 916-557-5254. For more information regarding our program, please visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Sincerely,

A handwritten signature in blue ink, appearing to read "K. A. Dadey".

Kathleen A. Dadey, PhD  
Chief, California South Branch  
Regulatory Division

cc:

Ken Buck, Director, CRE Program Mgmt, Pacific Gas & Electric Company, 245 Market Street, San Francisco, CA 94177, [K2BW@pge.com](mailto:K2BW@pge.com)

CORPS OF ENGINEERS  
SACRAMENTO DISTRICT  
DRY DIVISION  
DRETT, ROOM 1350  
SACRAMENTO, CA 95814-2922

DEC 02 2014  
CITY OF WINTERS

Jenna Moser  
City of Winters  
318 First Street  
Winters, California 95694

95694192210

SACRAMENTO

Official Mail USA USA Official Mail USA



USA 1c

Penalty for private use \$300



USA 1c

Penalty for private use \$300



USA 1c

Penalty for private use \$300



PRINNEY BOWES

\$00.44<sup>0</sup>

02 1A

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DEC 01 2014

MAILED FROM ZIP CODE 95814

Official Mail USA



USA 1c

Penalty for private use \$300

Official Mail USA



USA 1c

Penalty for private use \$300



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3 – SACRAMENTO AREA OFFICE  
2379 GATEWAY OAKS DRIVE, STE 150 - MS 19  
SACRAMENTO, CA 95833  
PHONE (916) 274-0635  
FAX (916) 263-1796  
TTY 711



*Flex your power!  
Be energy efficient!*

December 9, 2014

032014-YOL-0086  
03-YOL-128 / PM 9.662  
SCH#2014032005

Ms. Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

**PG&E Winters Gas Operations Technical Training Center – Notice of Preparation for a Draft Environmental Impact Report (NOP-DEIR)**

Dear Ms. Moser:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the PG&E Winters Gas Operations Technical Training Center. Previously, on March 27, 2014, Caltrans sent comments (enclosed) for the original NOP. The current NOP provided revisions to the project site, and PG&E still proposes to construct and operate a vocational training facility on an approximate 50-acre project site. At full build-out, there would be approximately 287 individuals on the training campus each day. The project site is located adjacent the southwest quadrant at the intersection of State Route (SR) 128 / Grant Avenue and Interstate 505 (I-505). The following comments are based on the current NOP-DEIR and include both previously stated comments as well as additional comments related to the revised November 2014 Overall Site Plan, and Caltrans Right of Way (ROW) Engineering.

***Traffic Impact Analysis***

Based on the project location, Caltrans anticipates potential impacts to both SR 128 and I-505 if and when an intensification of traffic-generating development occurs.

Therefore, a Traffic Impact Study (TIS) is recommended to assess the impact of this particular project on the State Highway System (SHS) and adjacent road network. We recommend using Caltrans' Guide for the Preparation of Traffic Impact Studies (TIS Guide) for determining which scenarios and methodologies to use in the analysis. The TIS Guide is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf).

The TIS should consider all possible traffic impacts to SHS ramps, ramp intersections, mainline segments, and include a Signal Warrant Analysis for the southbound I-505 off-ramp. Please provide us the opportunity to review the scope before the study begins. If the proposed project will not generate the amount of trips needed to meet Caltrans' trip generation thresholds, an explanation of how this conclusion was reached must be provided.

### ***Encroachment Permit***

Please be advised that any work or traffic control that would encroach onto the State ROW, such as construction of ingress/egress, requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to the Office Chief in the Caltrans District 3 Office of Permits located at 703 B Street, Marysville, CA 95901.

Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website at the following URL for more information:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

### ***Hydraulics***

To ensure that post project conditions do not impact drainage patterns of the SHS within the vicinity of the project site please submit a drainage report with calculations to Mr. Gureeep Bhattal in the Caltrans District 3, Hydraulics Branch, 703 B Street, Marysville, CA 95901. Any necessary mitigation measures should be incorporated in the EIR.

### ***ROW Engineering***

Ditch grading may not be allowed within access control. Any longitudinal work in access control will need approval from Caltrans Headquarters ROW Engineering.

The parcel map including any dedications should be provided to Caltrans ROW Engineering for review prior to project approval by the local agency. Once finalized, please contact Arthur Murray.

### ***Path along South Side of SR 128***

A previous site plan submitted by the project proponent depicted a curvy Class I bike path or pedestrian walkway along the south side of SR 128. In Caltrans' experience, pedestrians and bicyclists tend to prefer straighter paths to destinations when parallel to a roadway. The latest NOP revision depicts the path as a straight line path which may be better served by all users.

Caltrans' current policy is for local agencies to maintain sidewalks/paths. Therefore, the sidewalk easement may be better off granted to the City of Winters.

Ms. Jenna Moser / City of Winters

December 9, 2014

Page 3

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***Complete Streets Concept Plan for SR 128***

In December 2010 the City of Winters, Caltrans, Yolo County, and consultant teams from Fehr & Peers and MIG developed the Grant Avenue/State Route 128/Russell Boulevard Complete Streets Concept Plan (Plan). The Plan, informed by extensive community outreach, suggested a number of improvements for the SR 128 / I-505 corridor including Class I on the south side of SR 128 from East Main Street to the El Rio Villa located on the east side of the SR 128 / I-505 interchange. Caltrans would like to continue working with the City to implement the Plan and ensure that this project helps carry forward that vision.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Arthur Murray, Intergovernmental Review Coordinator at (916) 274-0616 or by email at: [arthur.murray@dot.ca.gov](mailto:arthur.murray@dot.ca.gov).

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning – South

Enclosure  
(March 27, 2014 Previous Comment Letter)

c: Scott Morgan, State Clearinghouse

STATE OF CALIFORNIA  
NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471

Edmond G. Brown, Jr., Governor



December 5, 2014

AMENDED

RECEIVED

DEC 10 2014

CITY OF WINTERS

JM

Jenna Moser  
City of Winters  
318 First Street  
Winters, CA 95694

RE: SCH # 2014032005 PG & E Winters Gas operations Technical Training Center, Yolo County.

Dear Ms. Moser,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts  
Yolo County  
December 5, 2014**

Yocha Dehe Wintun Nation  
Marshall McKay, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks , CA 95606  
(530) 796-3400  
(530) 796-2143 Fax

Yocha Dehe Wintun Nation  
Cynthia Clarke, Native Cultural Renewal Committee  
P.O. Box 18 Wintun (Patwin)  
Brooks , CA 95606  
(530) 796-3400 Office  
(530) 796-2143 Fax

Cortina Band of Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams , CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Kesner Flores  
P.O. Box 1047 Wintun / Patwin  
Wheatland , CA 95692  
calnagpra@hotmail.com  
(925) 586-8919

Yocha Dehe Wintun Nation  
Leland Kinter, Native Cultural Renewal Committee  
P.O. Box 18 Wintun (Patwin)  
Brooks , CA 95606  
lkinter@yochadehe-nsn.gov  
(530) 979-6346  
(530) 796-3400 - office  
(530) 796-2143 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2014032005 PG & E Winters Gas Operations Technical Training Center, Yolo County.

California  
American Heritage  
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or Blvd., Ste 100  
ramento, CA 95691

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CITY OF WINTERS

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## Central Valley Regional Water Quality Control Board

10 December 2014

Jenna Moser  
City of Winter  
318 First Street  
Winters, CA 95694

CERTIFIED MAIL  
7014 2120 0001 3978 3170

### **COMMENTS TO NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, PG&E WINTERS GAS OPERATIONS TECHNICAL TRAINING CENTER PROJECT, SCH# 2014032005, YOLO COUNTY**

Pursuant to the State Clearinghouse's 10 November 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Notice of Preparation for the Draft Environment Impact Report* for the PG&E Winters Gas Operations Technical Training Center Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

### **Waste Discharge Requirements**

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

### **Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/app\\_approval/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml); or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

**Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

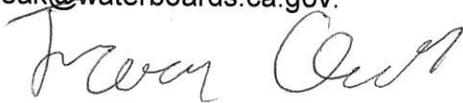
For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

If you have questions regarding these comments, please contact me at (916) 464-4684 or [tcleak@waterboards.ca.gov](mailto:tcleak@waterboards.ca.gov).



Trevor Cleak  
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

# **SUMMARY MINUTES FROM THE 12/01/14 CEQA SCOPING MEETING FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER**

**DISCLAIMER:** *These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.*

The meeting was opened at 6:30pm.

**STAFF:** John Donlevy - City Manager, Heidi Tschudin - Project Planner, Alan Mitchell – Asst City Engineer, Jenna Moser – Management Analyst, Dan Maguire – Housing Programs Manager, Chris Mundhenk – Ascent Environmental

## **WELCOME:**

City Manger Donlevy presented a welcome and introduced City Staff. Donlevy highlighted the 4 ways to submit comments: by speaking at tonight’s hearing, by providing a written comment card, by emailing Jenna Moser, or by mailing written comments to City Hall. He added that there is a link on the City’s official website ([www.cityofwinters.org](http://www.cityofwinters.org)) to join an informational mailing list about the project, and that all project documents as they are available, will be posted to the site.

Project Planner, Heidi Tschudin, gave a brief overview of the meeting format and handouts. She continued by describing the project summary, identifying project elements on the site plan, and describing their attributes. Required City Approvals were then outlined.

Asst City Engineer, Alan Mitchell, then presented an overview of the street, water, drainage, creek, and pond on the site plan.

At 6:45pm Tschudin opened the meeting to comments from the public.

## **CITIZEN INPUT:**

**Eric Davis inquired as to the ultimate parcel/mapping condition of the site. Mitchell responded that there will ultimately be three parcels, and presented an exhibit outlining the mapping.**

**Citizen 2 inquired as to the reasoning behind modifying the original plan submitted by PG&E. Tschudin responded that changes to the services/training provided at the center had occurred. (Heidi please elaborate, did Tom chime in here?)**

**Kurt Balasek inquired about the potential connection between a trail on the southern border of the PG&E project and the existing Putah Creek Nature Park, and the mechanism for making the connection. Donlevy responded that he is in discussions with the McClish property owners on this issue.**

At this time PG&E Program Design Manager, Tom Crowley, identified each building on the site plan, and discussed the type of training activity to be held at each location. He stated that in areas like the indoor

# **SUMMARY MINUTES FROM THE 12/01/14 CEQA SCOPING MEETING FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING CENTER**

flow lab and hydro test room, that compressed air is used to simulate natural gas, but that no gas is actually used. Crowley also identified the inclusion of a sound wall on the border of the project.

Mayor Cecilia Aguiar-Curry asked if there is enough room on site for potential future expansion. Crowley responded with an overview of potential expansion plans. Curry asked about the total number of expected employees at the center. Crowley responded that there will be approximately 63 employees at the center on any given day, at normal levels.

**Citizen 2 inquired about the use of noise-generating equipment during the day, and asked about how secure of a facility they propose. Crowley responded that noise-generating activities will be during the daytime hours, mitigated with the proposed sound wall. Crowley added that the facility will be secure, but not a prison level of security. PG&E Employees being trained at the facility, and employees of the facility are permitted inside the secure areas of the facility and access is regulated.**

**Kurt Balasek asked about the potential of including a berm along with the fencing along Putah Creek. Crowley responded that he will look into it.**

**Eric Davis inquired about the purpose of the stormwater pond on site. Mitchell responded that the pond is for onsite drainage, and the channel is for offsite drainage.**

**Citizen 2 asked staff if there are any immediate glaring issues with this project. Tschudin responded that the EIR is not complete. Tschudin explained the EIR process, and why we perform these steps to look deeper.**

**Kurt Balasek asked about the term temporary drainage, when is the full build out of the channel. Mitchell responded that full flow would be 1k CFS and could occur when the North area develops.**

**Donlevy touched on the potential Moody Slough Loop Trail and its connection to the vicinity of this project.**

**Kurt Balasek asked to incorporate ways to camouflage the masonry sound wall.**

## **CONCLUSION:**

Hearing no other comments, Tschudin thanked the public for participating.

**ADJOURNMENT at 7:30PM**

## **ATTEST:**

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Jenna Moser, Management Analyst

**SUMMARY MINUTES FROM THE 12/01/14 CEQA SCOPING MEETING  
FOR THE PG&E WINTERS GAS OPERATIONS AND TECHNICAL TRAINING  
CENTER**