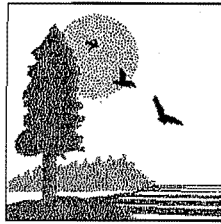


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**Appendix B: Notice of Preparation (NOP),  
Comment Letters, Meeting Transcripts,  
and Location of Responses**

**CALIFORNIA STATE LANDS COMMISSION**

100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825-8202

**PAUL D. THAYER, Executive Officer**

(916) 574-1800 FAX (916) 574-1810

California Relay Service From TDD Phone 1-800-735-2922  
from Voice Phone 1-800-735-2929

**Contact Phone: (916) 574-1897**

**Contact FAX: (916) 574-1885**

**NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND  
NOTICE OF PUBLIC SCOPING MEETING**

CSLC EIR No.: 740

Project: PG&E Line 406 and Line 407 Natural Gas Pipeline

CSLC Ref Files: W30169-4, W26210; R19806

SCH#: 2007062091

**Date:** June 19, 2007

**To:** Interested Parties

**Project:** Pacific Gas and Electric Company (PG&E) proposes to construct a 30-inch diameter natural gas pipeline (Lines 406 and 407) and a new distribution-feeder main from Esparta in Yolo County east to west Roseville in Placer County. The proposed pipeline would provide greater capacity and service reliability to the existing gas transmission and distribution pipeline system in the Sacramento Valley Region and would deliver natural gas directly to an area of anticipated growth.

**Applicant:** Pacific Gas and Electric  
2730 Gateway Oaks Drive  
Sacramento, California 95812

**Location:** The proposed pipeline is approximately 40 miles long spanning four counties: Yolo, Sutter, Sacramento, and Placer (see Figure 1 in Attachment 1 for an overview of the project). Line 406 would begin at PG&E's existing Lines 400 and 401 in Yolo County at the foot of the Coast Range and extend east to PG&E's existing Line 172A near the town of Yolo. Line 407 would extend from PG&E's existing Line 172A where the proposed Line 406 terminates, east to PG&E's existing Line 123 near the City of Roseville. The proposed Distribution Feeder Main (DFM) would extend from the new Line 207 south and parallel Powerline Road to the Sacramento Metro Air Park development in Sacramento County.

The project area consists of flat to rolling topography. The natural vegetation and hydrology of much of the project area has been significantly modified for agricultural use. West of the Sacramento River, agriculture is the dominant land use with orchards, row crops, and irrigated pasture covering a majority of the land.

In the western portion of the project, in Yolo County, where Line 406 would be constructed, small intermittent creeks and irrigation ditches and canals make up a majority of the water features. The geographic area commonly known as Dunnigan Hills, located in the Line 406 segment, consists mainly of rolling open rangeland.

Line 407 would cross numerous irrigation canals and ditches as well as the Sacramento River. In the easternmost project area, Line 407 would cross two small intermittent creeks, Curry Creek, and the Natomas East Main Drainage Canal (Steelhead Creek). Line 407 would also cross numerous irrigation canals and ditches that feed rice production within the Natomas Basin. New residential and commercial developments are planned in the eastern portion of the Line 407 project area, within Placer, Sutter, and Sacramento counties. This area is currently made up of a mix of rice fields and nonnative annual grasslands with inclusive seasonal and vernal pool wetlands.

### **Project Description:**

The Project being proposed by PG&E would provide greater capacity and service reliability to the existing natural gas transmission and distribution pipeline system in the Sacramento Valley Region and would deliver natural gas directly to an area of anticipated growth. The project would further reinforce the reliability of the region's natural gas system by providing a second, larger-diameter connection point between Lines 400 and 401 and existing pipelines serving several larger metropolitan areas in the region.

A detailed project description, location, and potential environmental effects are presented in Attachment 1.

### **Purpose of Public Scoping Process:**

The California State Lands Commission (CSLC) will be the Lead Agency under the California Environmental Quality Act (CEQA), and will prepare an Environmental Impact Report (EIR) for this project.

The purpose of this Notice of Preparation / Notice of Public Scoping Meeting is to obtain agency and the public's views as to the scope and content of the environmental information and analysis, including the significant environmental issues, reasonable range of alternatives, and mitigation measures that should be included in the draft EIR. Applicable agencies will need to use the EIR when considering related permits or other approvals for the Project.

Due to the time limits mandated by State law, written comments must be sent by **Wednesday, July 18, 2007**. Please send your comments at the earliest possible date to:

Crystal Spurr, Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825  
FAX: (916) 574-2274 E-mail: [spurrc@slc.ca.gov](mailto:spurrc@slc.ca.gov)

**NOTE:** You are encouraged to submit electronic copies of your comments in Microsoft Word format. If comments are faxed or sent by e-mail, please also mail a copy to ensure that a clean copy is received by this office.

Pursuant to Section 15083, Title 14, California Code of Regulations, the CSLC will also conduct two public scoping meetings for the proposed Project to receive oral or written testimony at the times and places listed below:

**DATE:** Monday, July 9, 2007  
**TIME:** Afternoon meeting at 3:00 PM  
Evening Meeting at 5:30 PM  
**LOCATION:** Holiday Inn Express  
Main Meeting Room  
2070 Freeway Drive  
Woodland, CA 95776  
(530) 662-7750

**DATE:** Tuesday, July 10, 2007  
**TIME:** Afternoon meeting at 3:00 PM  
Evening meeting at 5:30 PM  
**LOCATION:** Roseville Downtown Library  
Oak Room  
225 Taylor Street  
Roseville, CA 95678  
(916) 774-5221

If you have any questions or would like a copy of this Notice and Attachment 1, please contact Crystal Spurr at the above address, by phone (916) 574-0748, or e-mail at [spurrc@slc.ca.gov](mailto:spurrc@slc.ca.gov). Copies of this Notice will also be available at the public scoping meetings and on the CSLC web page: [www.slc.ca.gov](http://www.slc.ca.gov) (under "Project Updates").

Signature:

  
Crystal Spurr  
Staff Environmental Scientist

Date: June 19, 2007

# ATTACHMENT 1

## PROJECT DESCRIPTION PG&E Line 406 and Line 407 Pipeline Project

### 1. PROJECT DESCRIPTION

Pacific Gas and Electric Company (PG&E) is planning to construct the Line 406 and Line 407 Pipeline Project (Project) in California's Central Valley in Yolo, Sutter, Sacramento, and Placer counties. This natural gas pipeline project involves a new 30-inch transmission pipeline that would be approximately 40 miles long (identified as Line 406 and Line 407), and a new Distribution Feeder Main (DFM).

According to PG&E, the existing transmission system in the Sacramento Valley region no longer has sufficient capacity to provide reliable natural gas service to existing customers or to extend service to planned development in the area. Without this project, customer reliability would be at risk and unplanned core customer outages could occur as early as 2009. This region is projected to continue experiencing a significant amount of ongoing residential and commercial development over the next 25 years, and would require a substantial amount of new local natural gas transmission pipeline capacity to meet the resulting customer load growth.

The Project would increase service reliability, add another major connection between the local transmission system and PG&E's backbone natural gas transmission system, and provide increased connectivity to re-route natural gas within the system. The vast majority of the natural gas that is delivered to customers in the Sacramento Valley region comes from Canada via PG&E's major north-south backbone system, Lines 400 and 401. Currently, most of this natural gas is delivered from lines 400 and 401 to the local transmission system at one connection point, the Buckeye Pressure Limiting Station. The Project would add a new major connection point to Lines 400 and 401, the Capay Metering Station, located approximately 15 miles south of the Buckeye Pressure Limiting Station. From this connection point, the Project would construct a large-diameter transmission pipeline across the valley, essentially bisecting the existing circle and delivering natural gas directly to an area of anticipated growth. Because the Project would also connect to Line 172 and Line 123, it would further reinforce the reliability of the region's natural gas system by providing a second large-diameter connection point between Lines 400 and 401 and existing pipelines serving several larger metropolitan areas in the Sacramento region.

#### 1.1 Project Location

PG&E's proposed project area spans four counties from the foot of the Coast Range to the city of Roseville. The project area ranges in elevation from approximately 15 to 255 feet, and consists of flat to rolling hill topography. The natural vegetation and hydrology of much of the project area has been significantly modified for agricultural use. West of the Sacramento River, in the Line 406 and Line 407 project areas, agriculture dominates land use, with orchards, row crops, and irrigated pasture covering a majority of the land.

Line 406 would begin at PG&E's existing Lines 400 and 401 in Yolo County at the foot of the Coast Range and extend east to PG&E's existing Line 172A near the town of Yolo.

In the western portion of the project, in Yolo County, where Line 406 would be constructed, small intermittent creeks and irrigation ditches and canals make up a majority of the water features. The Dunnigan Hills area, located in the Line 406 segment, is largely open rangeland.

Line 407 would extend from PG&E's existing Line 172A near the town of Yolo and extend east to PG&E's existing Line 123 near the city of Roseville.

Line 407 would cross numerous irrigation canals and ditches and the Sacramento River. In the easternmost project area, Line 407 would cross two small intermittent creeks, Curry Creek, and the Natomas East Main Drainage Canal (Steelhead Creek). Line 407 would also cross numerous irrigation canals and ditches that irrigate rice production within the Natomas Basin. New residential and commercial developments are planned in the eastern portion of the Line 407 project area, within Placer, Sutter, and Sacramento counties. This area is currently made up of a mix of rice fields and nonnative annual grasslands with inclusive seasonal and vernal pool wetlands.

The new DFM would extend from the new Line 207 south paralleling Powerline Road to the Sacramento Metro Air Park development in Sacramento County.

## **1.2 Project Objectives**

PG&E has identified the following objectives for the Line 406 and Line 407 Pipeline Project:

- Provide greater capacity and service reliability to the existing natural gas transmission and distribution pipeline system while minimizing costs to PG&E's customers .
- Extend natural gas service to planned residential and commercial developments in Placer, Sutter, and Sacramento counties.
- Install project facilities in a safe, efficient, environmentally sensitive, and cost-effective manner.
- Locate the pipeline to minimize the potential of environmental impacts resulting from damage by outside sources.

## **1.3 Pipeline Routes and Components**

Detailed descriptions of the four segments of the Line 406 and Line 407 Pipeline Project are outlined below (see Figure 1). These descriptions are provided sequentially from west to east, although this is not the order in which they would be constructed.

Line 406 would be constructed in 2009. Line 407 (separated into Line 407 East and Line 407 West), and the Powerline Road DFM segments would be constructed as dictated by the added load on the transmission system. Current projections are that Line 407 East and the Powerline Road DFM would be required in 2010. However, the pipelines may be installed prior to road improvements associated with developments along Baseline and Riego Roads. Line 407 West is projected to be required in 2012 but may be required earlier depending upon load growth in the area.

### **1.3.1 Line 406**

Line 406 would consist of approximately 14 miles of 30-inch-diameter natural gas transmission pipeline operating at a maximum allowable operating pressure of 975 pounds per square inch gauge (psig), and transporting up to 475,000,000 cubic feet of natural gas per day between existing Lines 400 and 401 and existing Line 172A in Yolo County. From Lines 400 and 401, the Line 406 pipeline would extend east across agricultural fields to County Road (CR) 87, where it would turn south to a point just north of the intersection with CR 19. The route would proceed east under CR 87 and cross additional agricultural fields to Interstate 505 (I-505) to align with CR 17. After crossing under I-505, the route would parallel CR 17. From this point, Line 406 would continue east, paralleling CR 17 to a point at the east end of the Dunnigan Hills, where it would turn north for approximately 2,500 feet. At this point, the route would turn east along farm roads to, and under, Interstate 5 (I-5). On the east side of I-5, Line 406 would continue east to a tie-in point with Line 172A and Line 407 West. The proposed in-service date is October 1, 2009.

### **1.3.2 Line 407 West**

Line 407 West would consist of approximately 13.5 miles of 30-inch-diameter natural gas transmission pipeline operating at 975 psig and transporting up to 180,000,000 cubic feet of natural gas per day between Line 172A and the tie-in with Line 407 East near the intersection of Powerline and Riego roads in Sutter County. Beginning at the tie-in point with Lines 406 and 172A near I-5, Line 407 West would extend east through agricultural fields to CR 98. The route would cross under and parallel CR 98 south to CR 16A. The pipeline would then head east along CR 16A to CR 99B, which it would parallel south to CR 17. At CR 17, the pipeline would turn east and parallel CR 17 to the Knights Landing Ridge Cut. The route would cross under this canal to the east and pass through more agricultural fields before reaching the western levee of the Yolo Bypass. Line 407 West would then cross east through agricultural fields within the Yolo Bypass to an irrigation canal on the eastern side of the Bypass, which it would parallel north to CR 16. The route would parallel CR 16 east through Sacramento River Ranch Conservation Bank lands and walnut orchards to the Sacramento River crossing site near the junction of CR 16 and CR 117. From this point, the pipeline would cross under the Sacramento River for approximately 3,000 feet and would then follow Riego Road in Sutter County past the Huffman East, Huffman West, Vestal, and Atkinson Natomas Basin Habitat Conservation tracts, to the corner of Powerline and Riego roads where it would meet the proposed Powerline Road DFM and Line 407 East.

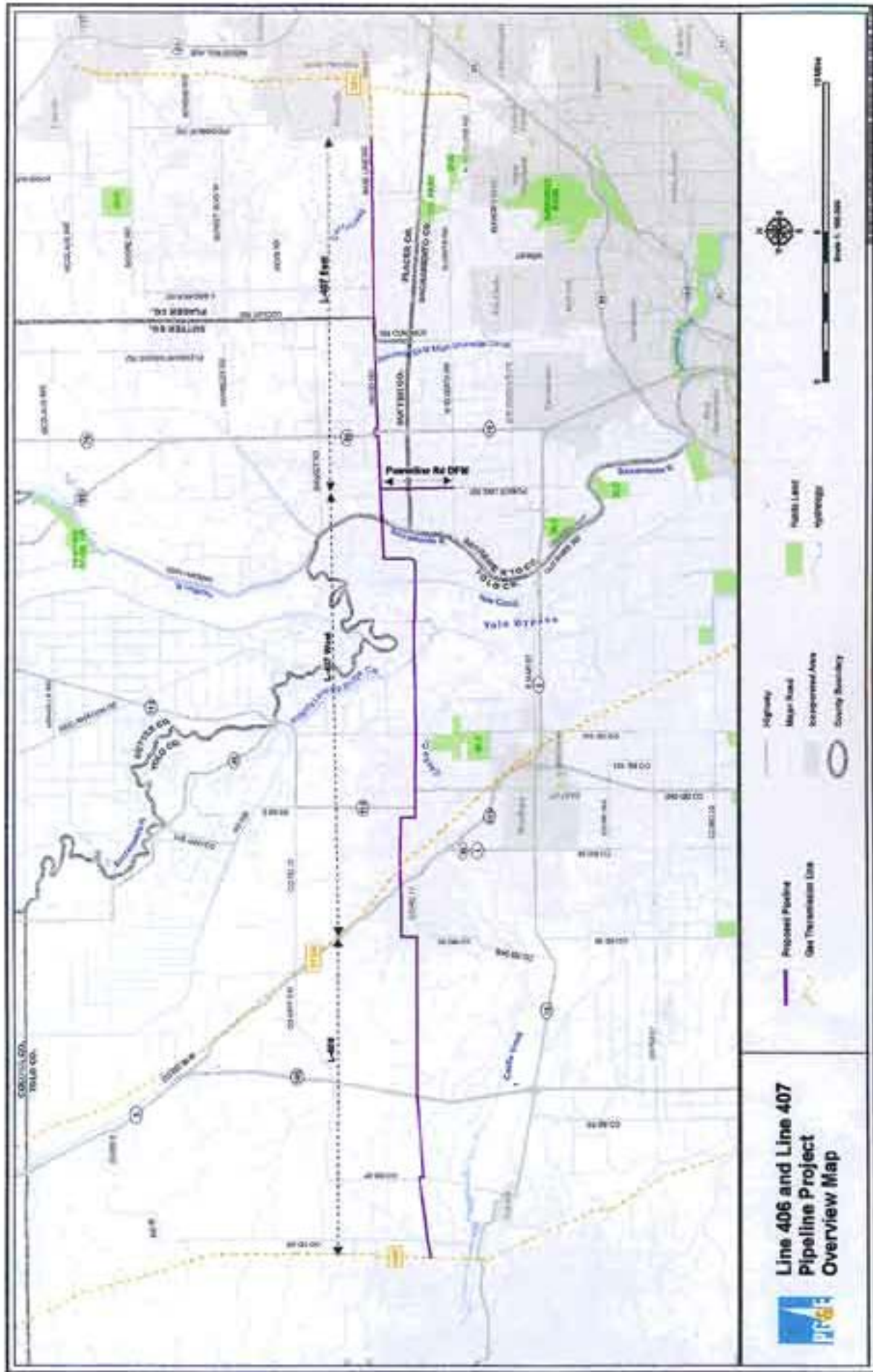


FIGURE 1



### **1.3.3 Line 407 East**

Line 407 East would consist of approximately 12 miles of 30-inch-diameter pipeline operating at 975 psig and transporting up to 180,000,000 cubic feet of natural gas per day between Line 407 West in Sutter County and Line 123 in Placer County. Line 407 East would extend east from the junction of Line 407 West and the Powerline Road DFM along Riego and Baseline roads in Sutter and Placer counties. The route would cross State Route (SR) 70/99, and a number of irrigation canals, including the North Drainage Canal and the Natomas East Main Drainage Canal (Steelhead Creek). Line 407 East would parallel the northern border of the Placer Vineyards Specific Plan area before connecting with Line 123 at the intersection of Baseline and Fiddymont roads.

### **1.3.4 Powerline Road Distribution Feeder Main (DFM)**

The Powerline Road DFM would consist of approximately 2.5 miles of 10-inch-diameter steel pipeline operating at 975 psig and transporting up to 17,000,000 cubic feet of natural gas per day to new developments in north Sacramento County, including the Metro Air Park and North Natomas. This segment would parallel Powerline Road between Riego Road in Sutter County where Lines 407 East and West meet, and West Elverta Road in Sacramento County.

### **1.3.5 Additional Project Components**

The project would include the construction of additional appurtenances necessary for operation of the four line segments. Five fenced, aboveground pressure limiting, pressure regulating, metering, and main line valve stations would be constructed along Line 406 and Line 407 to ensure that proper pressures are maintained in the transmission system and to reduce the pressure of the natural gas before delivering it to the distribution pipeline system. These stations would consist of the following:

- The Capay Metering Station would be constructed at the connection of Lines 400 and 401 and Line 406, and would cover an area of approximately 100 feet by 100 feet.
- The Yolo Junction Pressure Limiting Station would be constructed at the connection of Line 406 and Line 172A near I-5, and would cover an area of approximately 100 feet by 100 feet.
- The Baseline Road Pressure Limiting Station would be constructed at the connection of Line 407 and Line 123 at Baseline Road and Watt Avenue and would be approximately 35 feet by 75 feet in area.
- The Powerline Road Pressure Regulating Station, near the corner of Powerline Road and West Elverta Road along the Powerline Road DFM, would be constructed in an area measuring approximately 35 feet by 75 feet.
- The Powerline Road Main Line Valve would be installed within an area measuring approximately 30 feet by 30 feet at the intersection of Riego and Powerline roads.

Other components necessary to the operation of the pipeline include aboveground line markers and electrolysis test stations.

#### **1.4 Permits and Permitting Agencies**

In addition to action by the CSLC, as the CEQA lead agency, the proposed Project may require permits and approvals from reviewing authorities and regulatory agencies that may have oversight over aspects of the proposed project, including but not limited to:

- US Army Corps of Engineers (Corps);
- U.S. Fish and Wildlife Service (USFWS);
- Central Valley Regional Water Quality Control Board (CVRWQCB);
- California Department of Fish and Game (CDFG);
- California Department of Transportation;
- State Reclamation Board;
- Sacramento Metropolitan Air Quality Management District, Yolo Solano Air Quality Management District, Feather River Air Quality Management District and Placer County Air Pollution Control District;
- Placer, Sacramento, Sutter, Yolo Counties;
- Appropriate Reclamation Districts
- Sacramento River Ranch LLC; and
- The Natomas Basin Conservancy.

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## **2. ALTERNATIVES**

In accordance with Section 15126.6 of the CEQA Guidelines (California Governor's Office of Planning and Research 2001), an EIR must "describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The State CEQA Guidelines also require that a No Project Alternative be evaluated, and that under specific circumstances, an environmentally superior alternative be designated from among the remaining alternatives.

### **2.1 ALTERNATIVES PROPOSED FOR CONSIDERATION**

Alternatives currently proposed by PG&E are described briefly below. Additional alternatives may be included dependent on information received during the public scoping and as a result of the environmental analysis.

#### **2.1.1 Line 406 Central Alternative and Variations**

Two variations of the Line 406 central alternative are proposed: Line 406 Central Alternative A and Line 406 Central Alternative B. The western portions of variations A

and B would each follow the same route, by starting at Lines 400 and 401 and following CR 16 to I-505 and then heading north through a grape vineyard to align with CR 15B on the west side of the highway. The route would continue east on CR 15B through the Dunnigan Hills area, then cross Smith Creek until it becomes CR 93. From this juncture, variations A and B (15.5 and 15 miles long, respectively) would follow two different routes.

Variation A would travel northeast along an ephemeral stream to CR 14A, then proceed east on CR 14 across Interstate I-5 to Line 172A. Variation A would then parallel Line 172A south to the tie-in point with Line 172A and Line 407, north of the town of Yolo.

Variation B would continue east from the intersection of CR 15B and CR 93, cross country to Line 172A just south of the town of Dufour. Variation B would then parallel Line 172A south to the tie-in point with Line 172A and Line 407, north of the town of Yolo.

### **2.1.2 Line 407 Central Alternative (Variation A)**

The Line 407 Central Alternative would run east from Line 172A and the terminus of Line 406 through agricultural fields to CR 98. The route would cross under and parallel CR 98 south to CR 16A. The Line 407 Central Alternative would then parallel CR 16A east to CR 99B, which it would parallel south to CR 17. At CR 17, the pipeline would turn east and parallel CR 17 to the Knights Landing Ridge Cut. The route would cross under this canal and cross agricultural fields before reaching the western levee of the Yolo Bypass. Variation A would then head southeast through agricultural fields within the Yolo Bypass to a point on the Sacramento River directly across from West Elverta Road to Powerline Road. The route would head north paralleling Powerline Road to Riego Road and would then parallel Riego Road through the Natomas Basin Conservancy to Steelhead Creek. The route would parallel the northern border of the Placer Vineyards Specific Plan area along Baseline Road (Riego Road becomes Baseline Road in Placer County) until the tie-in with Line 123 at the intersection of Baseline and Fiddymont Roads.

### **2.1.5 Line 407 Southern Alternative**

The Line 407 Southern Alternative would begin at existing Line 172A and the terminus of Line 406. The line would parallel existing Line 172A south to near CR 99 just north of the city of Woodland, and would extend east across row crops to SR 113, where it would parallel CR 18C before reaching CR 102. At CR 102, the route would turn northeast and extend to CR 18B, where it would continue east through agricultural land consisting of mixed row crops and rice fields. The route would cross Cache Creek, three extensions of Knights Landing Ridge Cut, the Tule Canal, and one other smaller canal before reaching walnut orchards near the western side of the Sacramento River crossing.

The route would then parallel West Elverta Road east of the Sacramento River through rice fields, passing the northern edges of the Sacramento International Airport and the new Metro Air Park development area. Proceeding eastward, the route would cross numerous irrigation canals and ditches, as well as the Natomas East Main Drainage

Canal (Steelhead Creek). At the town of Elverta, the route would parallel an existing energy utility corridor northeast through agricultural land and the Placer Vineyards Specific Plan development area toward Baseline Road. Four crossings of small tributaries to Steelhead Creek would be required before the route would reach Baseline Road, which it would parallel east to the tie-in with Line 123.

### **2.1.6 Systems Alternatives**

An additional alternative to the proposed Project would be to install parallel pipelines along existing rights-of-way. PG&E would have to install a total of 63 miles of parallel transmission pipeline to provide sufficient incremental capacity to serve the same amount of customer load growth that the proposed Project could accommodate.

### **2.1.7 No Project Alternative**

Under the No Project Alternative, a natural gas pipeline would not be constructed between existing Lines 400 and 401 in Yolo County and the existing Line 123 in Placer County. PG&E's studies indicate that the natural gas transmission and distribution system may not be able to reliably serve customers and planned development in Yolo, Sacramento, Sutter, and Placer counties by 2009. Additionally, continued growth in the area would put further strain on existing natural gas infrastructure, and could result in emergency restrictions or interruption of services.

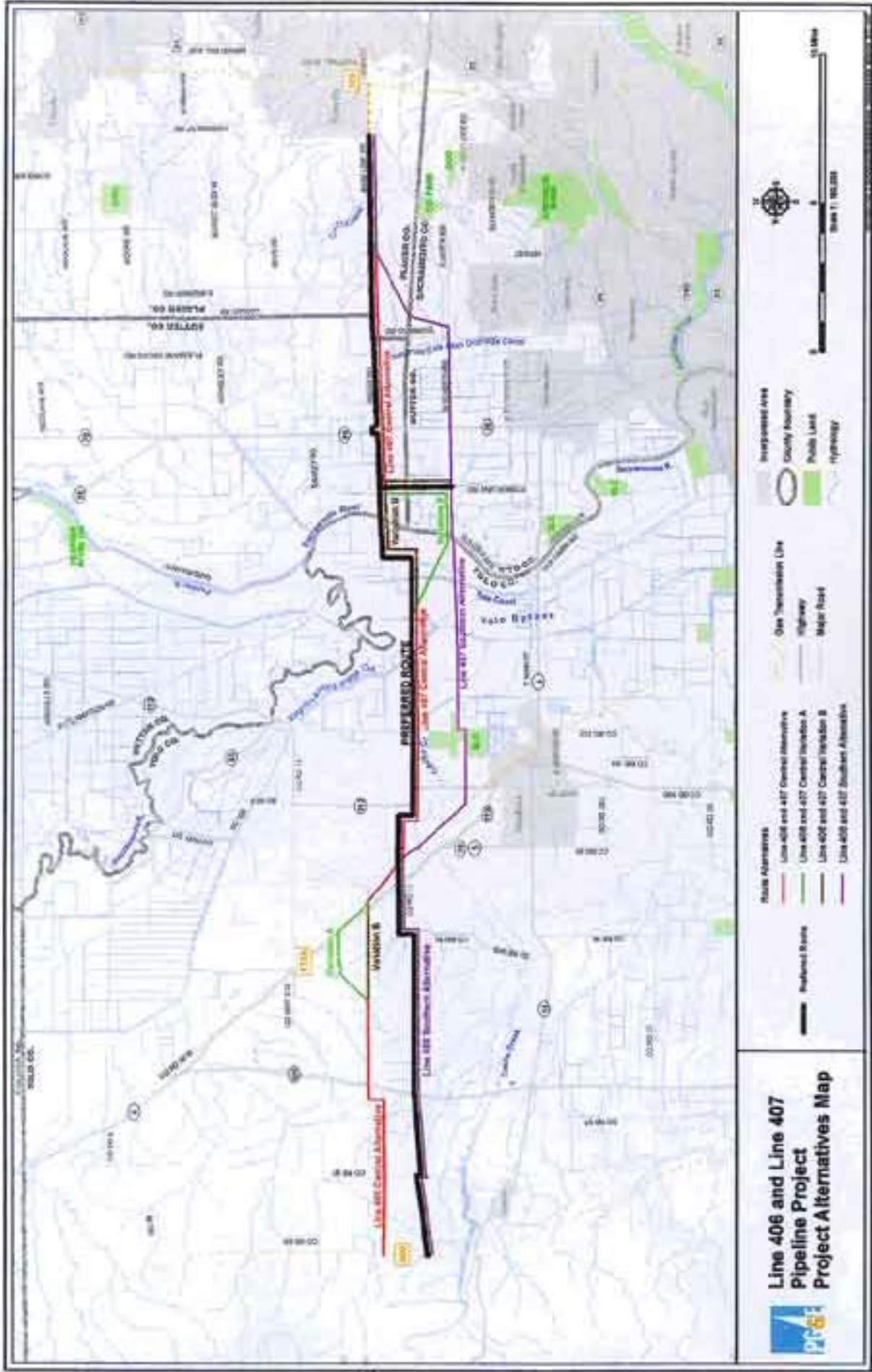


FIGURE 2

### 3. SCOPE OF EIR

Pursuant to State CEQA Guidelines section 15060, the CSLC staff conducted a preliminary review of the proposed Project. Based on the potential for significant impacts resulting from the proposed Project, an EIR was deemed necessary. A preliminary listing of issues to be discussed in the EIR is provided below. Additional issues may be identified at the public scoping meeting and in written comments.

Four designations are used when examining the potential for impacts according to CEQA issue areas. These designations are:

**Potentially Significant Impact (Class I):** Any impact that could be significant, and for which no mitigation has been identified or implemented. If any potentially significant impacts are identified and cannot be mitigated, a Statement of Overriding Considerations is required should the proposed Project be approved.

**Less-Than-Significant Impact with Mitigation Incorporated (Class II):** Any impact that could be significant, but which requires mitigation to reduce the impact to a less-than-significant level. Impacts in this category are otherwise considered potentially significant impacts, but ones for which mitigation measures have been designed and would be enforced in order to reduce said impacts to below applicable significance thresholds.

**Less-Than-Significant Impact (Class III):** Any impact would not be considered significant under the CEQA relative to existing standards.

**Beneficial Impact (Class IV):** The Project would provide an improvement to an issue area in comparison to the baseline information.

The estimations of impact levels used for this Notice of Preparation are based solely on preliminary documents and do not preclude findings of significance that would be made during the preparation of the EIR, including findings that could change the significance of an impact and how it would need to be addressed within the EIR. The following provides potential environmental impacts from the proposed Project using preliminary significance criteria that may be modified for the EIR.

#### 3.1 Potential Environmental Effects

##### 3.1.1 Aesthetics

An adverse impact on aesthetic/visual resources is considered significant and would require mitigation if the proposed Project would:

- Cause inconsistency with adopted visual resource management (VRM) plans or local ordinances. In those areas where no VRM plans exist, impacts would be determined by examining the study area for sensitive viewsheds, areas of high user volumes, and areas of unique visual resources. Sensitive resources would then be examined on a case-by-case basis to determine the level of impact.

Significant visual impacts would be those that dominate the viewshed from sensitive locations and change the character of the landscape both in terms of physical characteristics and land uses;

- Result in a substantial adverse effect on a scenic area or vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic area or highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Project-related activities may temporarily impact the surrounding visual character of the Project area, and ground disturbance would occur within areas that are regularly tilled for agricultural production. However, the topography would be restored following Project completion. Signs marking the pipeline alignment would remain permanent surface features, but would not dominate scenic views within the area. These structures are designed to be seen by the public, but are relatively small in size.

Some construction activities may take place at night and may require the use of high-energy lighting, which can be highly visible at a long distance given nighttime conditions. These practices would be temporary impacts during the construction phase and would not constitute the creation of permanent new sources of visual glare or substantial light.

### **3.1.2 Agricultural Resources**

An adverse impact on agricultural resources is considered significant and would require mitigation if Project construction or operation would:

- Convert prime agricultural land, unique farmland, or farmland of statewide importance to non-agricultural use;
- Conflict with existing land use plans, policies, or regulations for agricultural use or a Williamson Act contract;
- Involve other changes in the existing environment that, due to their location or nature, could result in permanent loss of farmland or conversion of farmland to non-agricultural use; or
- Cause substantial soil erosion or loss of topsoil.

Portions of the project would cross agricultural land that may be under Williamson Act contract. Construction and operation of the proposed Project would be incidental to agricultural production. Restrictions in the permanent easement of the project area would prohibit the planting of trees or vines within a 30-foot-wide strip above the pipeline for protection of the pipe, but other uses would be allowed. The project would result in the loss of a small amount of orchards, where the transmission pipeline would

be located through an existing orchard. Agricultural production could resume following Project construction.

### 3.1.3 Air Quality

An Air Quality impact is considered significant if it:

- Conflicts with or obstructs implementation of the applicable air quality plan;
- Violates any air quality standard or contribute substantially to an existing or projected air quality violation;
- Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Exposes sensitive receptors to substantial pollutant concentrations; or
- Creates objectionable odors affecting a substantial number of people.

Activities associated with construction of the Project would generate emissions of criteria pollutants from the operation of diesel engines and construction equipment. Criteria air pollutants include ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead. Earth-moving activities proposed by the Project have the potential for significant particulate matter emissions in the form of fugitive dust. The operation of construction equipment would also generate greenhouse gas emissions that are known to contribute to global warming effects. PG&E proposes to include the implementation of Best Management Practices (BMPs) designed to reduce emissions throughout the construction phase.

The primary source of the long term operational impacts of the proposed Project would be from maintenance of the new transmission lines. The maintenance of the improvements would occur on a regular basis to minimize the risk of equipment leaks. PG&E estimates that the maintenance would average daily truck trips totaling 20 miles per day. The transfer of natural gas through the pipeline would not require significant burning of fuel, use of engines, or any other processes that would be likely to produce criteria pollutants. However, the potential risk of accidental release of fuel and or release of natural gas during initial and/or continual operation of Line 406 and 407 exists.



### **3.1.4 Biological Resources**

An adverse impact on biological resources is considered significant and would require mitigation as specified below.

#### ***General***

A Biological Resource impact is considered significant if:

- There is a potential for any part of the population of a special status species (such as State or Federally Endangered species) to be directly affected or indirectly harmed through the disturbance or loss of its habitat;
- A net loss occurs in the functional habitat value of a sensitive biological habitat, or any Area of Special Biological Significance;
- There is a potential for the movement or migration of fish or wildlife to be impeded; or
- A substantial loss occurs in the population or habitat of any native fish, wildlife, or vegetation or if there is an overall loss of biological diversity, with substantial defined as any change that could be detected over natural variability.

#### ***Wetlands***

An adverse impact on wetlands is considered significant and would require mitigation if Project construction or operation activities would:

- Fill or alter a wetland or vernal pool, resulting in a long-term change in its hydrology or soils, or the composition of vegetation of a unique, rare, or special concern wetland community;
- Remove or significantly prune overstory tree species in a manner that would affect wetland functions related to bank stabilization, stream temperature, or habitat; or
- Cause short- or long-term violations of Federal or State water quality standards for streams that lead to wetlands, measured as in-stream elevated turbidity readings or decreased dissolved oxygen (DO) levels.

#### ***Vegetation***

An adverse impact on vegetation is considered significant and would require mitigation if Project construction or operation activities would:

- Disturb a substantial portion of the vegetation type within a local region to the point where natural or enhanced regeneration could not restore vegetation to its pre-construction condition within 3 to 5 years;
- Result in the long-term (more than 5 years) reduction or alteration of unique, rare, or special concern vegetation types, riparian vegetation, or natural communities;

- Introduce new, or lead to the expanded range of existing, invasive noxious weed species or soil pests, so that they interfere with crop production or successful revegetation of natural communities;
- Create substantial barriers for dispersal of native plant species; or
- Result in a spill or leak that would contaminate the soil to the extent of eradicating the existing vegetation, inhibiting revegetation, or migrating to other areas and affecting soil and water ecology via erosion and sedimentation.

### ***Wildlife and Aquatic Resources***

An adverse impact on wildlife and aquatic resources is considered significant and would require additional mitigation if Project construction or operation would:

- Change the diversity or substantially alter the numbers of a local population of any wildlife or aquatic species, or interfere with the survival, growth, or reproduction of affected wildlife and fish populations;
- Substantially interfere with the movement or range of migratory birds and other wildlife, or the movement, range, or spawning of any resident or anadromous fish;
- Result in a substantial long-term loss of existing wildlife or aquatic habitat;
- Cause substantial deterioration of existing fish habitat;
- Introduce new, invasive wildlife or aquatic species to an area; or
- Create a potential health hazard or involve the use, production, or disposal of materials in a manner that would be expected to pose a hazard to wildlife or fish populations in the project area.

### ***Threatened, Endangered, and Special-Status Species***

An adverse impact on federally or State-listed species or species proposed for listing is considered significant and would require mitigation if Project construction or operation activities would:

- Reduce the abundance of sensitive species, including species under the protection of the Migratory Bird Treaty Act, that occur within the Project area;
- Result in the loss or alteration of existing or proposed critical habitat for one or more listed species;
- Cause a temporary loss or alteration of habitat important for one or more listed species that could result in avoidance by a listed species, or that could cause increased mortality or lowered reproductive success of the species;
- Result in direct or indirect impacts on candidate or sensitive species populations, or their habitat, that would contribute to or result in the Federal or State listing of the species (e.g., substantially reducing species numbers or resulting in the permanent loss of habitat essential for the continued existence of a species); or
- Create a potential health hazard or involve the use, production, or disposal of materials that pose a hazard to a special-status species population in the Project area.

The proposed Project site supports habitat for several special status plants, and animals. These species, as well as their habitats, could potentially be disturbed or harmed during construction activities. Removal of vegetation and direct or indirect impacts to wetlands has the potential to impact wildlife habitat. PG&E has proposed a variety of measures for this area, including providing Worker Environmental Awareness Program (WEAP) training, using Horizontal Directional Drilling (HDD) at key crossings of sensitive lands, preparing an HDD Fluid Release Contingency Plan, retaining a USFWS-approved biologist to monitor known occurrences of special status species, conducting nesting bird surveys for avian species and avoiding sensitive areas wherever feasible.

### **3.1.5 Cultural Resources**

A Cultural Resources impact is considered significant if it:

- Results in damage to, the disruption of, or otherwise adversely affects a property that is listed in the California Register of Historic Resources (CRHR) or a local register of historical resources as per section 5020.1 of the Public Resources Code;
- Results in damage to, the disruption of, or otherwise adversely affects an important archaeological resource (prehistoric or historic) such that its integrity could be compromised or its eligibility for future listing in the CRHR diminished; or
- Results in damage to, the disruption of, or otherwise adversely affects an important historical resource such that its integrity could be compromised or its eligibility for future listing in the CRHR diminished.

Construction of buried pipelines and support facilities could impact contributing features of the Reclamation District 1000 (roads, levees, canals, etc.) and historic-period resources. Reclamation District 1000 is a member of the Sacramento Area Flood Control Agency (SAFCA), and is authorized to oversee agricultural and urban drainage, flood control, and levee maintenance within the Project area.

Where pipelines cross natural drainages, buried archaeological sites could be impacted. PG&E has proposed measures for this area, including completing surveys of unexamined areas before construction begins. If resources are identified, the areas should be avoided or evaluated in consultation with the State Historic Preservation Officer (SHPO) and the California State Lands Commission (CSLC).

### **3.1.6 Geology, Soils, Mineral Resources and Paleontologic Resources**

#### ***Geology and Soils***

An adverse impact on geology and soils is considered significant and would require mitigation if:

- Settlement of the soil could substantially damage structural components;
- Ground motion due to a seismic event or any resulting phenomenon such as liquefaction or settlement could substantially damage structural components;
- Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map could expose people or structures to potential adverse effects;
- Damage resulting from any of the above conditions could result in an inadvertent or uncontrolled release of hazardous, harmful or damaging substances into the environment;
- Deterioration of structural components due to corrosion, weathering, fatigue or erosion could reduce structural stability;
- Result in substantial soil erosion or the loss of topsoil;
- Erosion rates would be increased, or soil productivity would be reduced by compaction or soil mixing, to a level that would prevent successful rehabilitation and eventual reestablishment of vegetative cover to the recommended or pre-construction composition and density;
- Agricultural productivity would be reduced for longer than 3 years because of soil mixing, structural damage, or compaction; or
- Any Project activity or condition has a chance of adversely affecting the stability or proper functioning of any levee or levee system.

Hazards related to slope instability and landslides are generally associated with foothill areas and mountain terrain as well as steep river banks and levees. Excavation and trenching for the pipeline would occur across relatively flat or gently sloping agricultural lands. Though there is a risk of landslide at certain points along the proposed pipeline route, foundation demolition could be executed without danger of triggering a landslide on the river bank with implementation of proper mitigation measures. PG&E plans to use HDD at levee crossings.

Saturated, loose sands and soft clays may pose difficulties in access during construction. Soft or loose soils could also cause instability of trenches and other excavations during construction of the facilities. However, design-level geotechnical studies would be performed to evaluate the potential for, and effects of, saturated, soft, or loose soils where necessary.

Soil surveys indicate the majority of the soils in the project area are moderately to highly corrosive to steel. These corrosive subsurface soils would have a detrimental effect on concrete and metals exposed to these soils. Depending on the degree of corrosivity of the subsurface soils concrete, reinforcing steel in concrete structures, and bare-metal, piping exposed to these soils could deteriorate, which could eventually lead to structural or pipeline failures. Design-level geotechnical studies would be conducted to identify the presence of potentially detrimental substances, such as chlorides and sulfates, in soils. Appropriate design measures for protection of reinforcements, concrete, and metal-structural components against corrosion would be utilized, such as use of

corrosion-resistant materials and coatings, and use of passive and/or active cathodic protection systems.

### ***Mineral Resources***

An adverse impact on mineral resources is considered significant and would require mitigation if it would:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The primary mineral resources in the project area are non-metallic mineral commodities, consisting of sand, gravel, and crushed rock. The project should not result in the loss of availability of any known mineral resources.

### ***Paleontological Resources***

Paleontological resources are fossilized evidence of past life found in the geologic record. Despite the prodigious volume of sedimentary rock deposits preserved worldwide and the enormous number of organisms that have lived through time, preservation of plant or animal remains as fossils is an extremely rare occurrence. Because of the infrequency of fossil preservation, fossils (particularly vertebrate fossils) are considered to be nonrenewable resources. Because of their rarity and the scientific information they can provide, fossils are highly significant records of ancient life. As such, paleontological resources may be considered "historically significant" in the scientific annals of California under CEQA Guidelines Section 15064.5[3]. An impact to an identified paleontologic resource is considered "historically significant" and would require mitigation if:

- Project construction or operation would result in damage or loss of vertebrate or invertebrate fossils that are considered important by paleontologists and land management agency staff; or
- The resource is considered to have scientific or educational value. A paleontological resource can be considered to have scientific or educational value if it:
  - provides important information on the evolutionary trends among organisms, relating living inhabitants of the earth to extinct organisms;
  - provides important information regarding development of biological communities or the interaction between botanical and zoological biota;
  - demonstrates unusual or spectacular circumstances in the history of life;
  - is in short supply and in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation and is not found in other geographic locations;
  - is recognized as a natural aspect of our national heritage;

- lived prior to the Holocene (~11,000 B.P.); and
- is not associated with an archaeological resource, as defined in Section 3(1) of the Archaeological Resources Protection Act of 1979 (16 USC § 470bb[1]).

Construction of buried pipelines and support facilities, as well as the crossing of natural drainages, could impact unknown paleontological resources.

### 3.1.7 Hazards and Hazardous Materials

An adverse impact regarding hazards and hazardous materials is considered significant and would require mitigation if the Project would:

- Expose people to an unacceptable risk of existing or potential hazards, including upset and accident conditions involving the release of hazardous materials into the environment;
- Create significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that could adversely affect existing or proposed schools, residential areas, or other sensitive receptors;
- Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan; or expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; or
- Significantly increase fire hazard in areas with flammable materials.

There also exists potentially significant Hazards and Hazardous Materials impact if:

- Current or future operations may not be consistent with federal, state or local regulations (note: conformance with regulations does not necessarily mean that no significant hazard related impacts exist);
- Any facility or operation, existing or proposed, does not conform to its contingency plans or other hazard or risk related plans that are in effect;
- Existing and proposed emergency response capabilities are not adequate to effectively mitigate emergency conditions the project has the potential for causing; or
- There is a potential for fires, explosions, releases of flammable or toxic materials, or any other accidents that could cause injury or death to members of the public.

Construction and operation of Lines 406 and 407 would occur in rural areas, but also within close proximity to residences and other sensitive receptors, and therefore, could pose a risk to public safety. Project-related hazards potentially include accidental

releases of fuel and/or release of natural gas during the initial and/or continual operation of Line 406 and 407. Soil or items contaminated with hazardous materials in sufficient amounts to present a health risk could inadvertently be encountered during construction, and workers and the public could be exposed to adverse health risks. A Spill Prevention, Control and Countermeasure Plan (SPCCP) would be prepared for the proposed Project as required by the Storm Water Pollution Prevention Plan (SWPPP) and would include action measures to minimize the potential for accidental releases of hazardous materials into the environment. In addition, the Line 406 and 407 pipelines would be designed and constructed pursuant to current safety standards. Lastly, PG&E would follow all applicable hazards and hazardous materials regulations for the use, transportation, or disposal of hazardous materials.

### **3.1.8 Hydrology and Water Quality**

#### ***General***

An adverse impact on water quality is considered significant and would require mitigation if Project construction or operation would:

- Cause the water quality objectives promulgated by the Regional Water Quality Control Board with jurisdiction over the region affected by the Project to be exceeded;
- Cause the water quality criteria contained in the Proposed California Toxics Rule to be exceeded;
- Result in either short- or long-term violation of Federal, or State agency numerical water quality standards or water quality objectives; or
- Cause a change in background levels of chemical and physical constituents or elevate turbidity levels such that long-term changes in the receiving environment of the site, area or region occur, or such that beneficial uses of the receiving water are impaired or degraded.

#### ***Groundwater***

An adverse impact on groundwater resources is considered significant and would require mitigation if Project construction or operation would:

- Alter the flow of groundwater to local springs or wetland areas; or
- Interrupt or degrade groundwater used for private or municipal purposes;

#### ***Surface Water***

An adverse impact on surface water resources is considered significant and would require mitigation if Project construction or operation would:

- Result in increased sedimentation or erosion that adversely affects the operation of irrigation water control structures, gates, or valves or the quality of municipal water supply reservoirs;

- Result in increased sedimentation or erosion such that degradation of water quality results;
- Reduce stream flow quantity or quality where such a change would significantly damage either beneficial uses or aquatic life;
- Increase contaminant levels in the water column, sediment, or biota to levels shown to have the potential to cause harm to marine organisms even if the levels do not exceed formal objectives;
- Increase the potential for flooding outside the stream channel;
- Place permanent structures within the 100-year floodplain that would be damaged by flooding; or
- Degrade the integrity of structures, such as bridges, pipelines, and utilities due to erosion and improper conveyance of stormwater during construction and operation.

The Project site is within the jurisdiction of the California Central Valley Regional Water Quality Control Board (CVRWQCB), which has the authority to implement water quality protection standards through the issuance of permits for discharges to waters at locations within its jurisdiction. Water quality objectives for the Sacramento River are specified in the The Water Quality Control Plan for the Sacramento River and San Joaquin River Basin (Basis Plan), prepared by the CVRWQCB in compliance with the Federal CWA and the State Porter-Cologne Water Quality Control Act. The CVRWQCB has also adopted a general National Pollutant Discharge Elimination System (NPDES) permit for short-term discharges of small volumes of wastewater from certain construction-related activities as specified in the Waste Discharge Requirements General Order for Dewatering and Other Low-Threat Discharges to Surface Waters (Order No. 5-00-175, NPDES No. CAG995001). Discharges may be covered by the permit provided they are either four months or less in duration, or the average dry weather discharge does not exceed 0.25 million gallons per day. The general permit specifies standards for testing, monitoring, reporting, discharge prohibitions, and receiving water limitations.

During construction of the pipeline, several waterbodies would be crossed using the open-cut method. Waterbodies with low flows would be crossed using a dry-crossing method (coffer dams with temporary water diversion).

These crossings would be performed in a dry open-cut method so that in-stream work is performed in a relatively dry streambed, and BMP's and the Erosion Control and Sediment Transport Plan would be implemented in order to minimize downstream sedimentation. In addition, the CDFG would be consulted for a Section 1602 Streambed Alteration Agreement, and a Section 404 permit for the ACOE would be obtained, as necessary. This would also require federal CWA 401 certification for the RWQCB. The project would also adhere to additional requirements that may be stipulated in the Streambed Alteration Agreement and/or Section 404 permit.

Larger waterbody crossings would be performed using the HDD method, including Knights Landing Ridge Cut, Yolo Bypass/Tule Canal, Sacramento River, Natomas East



Main Drainage Canal (Steelhead Creek), and the second Curry Creek crossing. The possibility exists that a frac-out could occur, which would cause impacts to these waterbodies. PG&E would develop an HDD Fluid Release Contingency Plan that addresses containment and cleanup of a potential frac-out.

### 3.1.9 Land Use and Planning

A Land Use and Planning impact is considered significant if it;

- Conflicts with adopted land use plans, policies or ordinances;
- Results in conflicts with planning efforts to protect the recreational resources of an area;
- Results in incompatible adjacent land uses as defined by planning documentation;
- Results in residual impacts on sensitive water recreation areas, including shoreline lands and river banks that are host only to non-water recreation activities;
- Physically divides an established community;
- Conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflicts with any applicable habitat conservation plan or natural community conservation plan.

The River Ranch Conservation Bank, managed by Wildlands Inc., is a 76-acre mitigation bank west of the Sacramento River located on both sides of County Road (CR) 16 in Yolo County. It provides permanent habitat for the endangered Valley elderberry longhorn beetle. The bank is within a 3,682-acre property owned by the Sacramento River Ranch LLC. The bank sells conservation credits for the loss of Valley elderberry longhorn beetle habitat within the primary service area, which includes all of Sutter, most of Sacramento, and smaller portions of Yolo and Placer counties. Wildlands plans to open two additional portions of the River Ranch Valley elderberry longhorn beetle conservation bank, encompassing an additional 95 acres. A portion of Line 407 West extends through the River Ranch Conservation Bank, and mitigation would be required.

Segments of Line 407 West and Line 407 East in Sutter County traverse lands covered by the Natomas Basin Habitat Conservation Plan (NBHCP), and the Powerline Road Distribution Feeder Main (DFM) in Sacramento County is also on land covered by the NBHCP. Four conservation tracts (Huffman East, Huffman West, Vestal, and Atkinson) exist along Riego Road in the Line 407 West project area, two on the north side and two

on the south side of the road. In addition, most of the Natomas Basin is currently used for agriculture, and rice fields dominate the project area within the NBHCP.

The purpose of the NBHCP is to promote biological conservation in conjunction with economic and urban development within the permit areas. The NBHCP establishes a multi-species conservation program to minimize and mitigate expected take of covered species that could result from development, including giant garter snake and Swainson's hawk. The NBHCP requires mitigation for designated types of development within the NBHCP area boundaries, including public and private utilities. Compliance includes the requirements for land and/or fee dedication as well as the application of measures to avoid, minimize, and mitigate the take of species covered by the NBHCP.

### **3.1.10 Noise**

A Noise impact is considered significant if:

- Noise levels from Project operations exceed criteria defined in a noise ordinance or general plan of the local jurisdiction in which the activity occurs;
- Noise or groundborne vibrations from Project operations have direct or indirect effects on sensitive receptors (such as residential neighborhoods);
- Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Expose persons to or generate excessive groundborne vibration or groundborne noise levels;
- Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; or
- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels. For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

Movement of natural gas through the pipeline would not contribute noise in excess of the operation of the current pipeline. Consequently, there would be no additional noise impact from operation of the Project. Construction of the Project would temporarily generate levels of noise that could substantially increase ambient noise levels in the vicinity of the pipeline route. These noise levels could exceed Municipal Code noise standards. An additional potentially significant impact is that of groundborne vibration

and its potential to affect nearby receptors, specifically the potential to disrupt the sleep of nearby residents as a result of possible nighttime construction.

### **3.1.11 Recreation**

- Prevent or impede access to an established recreation area during its peak use periods or for more than 1 year;
- Adversely affect areas of special recreational concern (such as a wilderness area or wilderness study area);
- Provide or enable access to previously inaccessible, environmentally sensitive areas;
- Result in permanent alteration of a recreation resource (e.g., use of recreation lands or waters, disturbance to unique vegetation, habitat or outstanding landscape characteristics);
- Result in increased use of existing neighborhood and regional parks, resulting in physical deterioration; or
- Result in substantial adverse physical effects from construction of new or altered recreational facilities.

The project would be constructed to support existing and planned development and would not impact population in the area or create the need for new or expanded parks or other recreation facilities. The project would be constructed within 0.5 mile of Cache Creek, the Sacramento River, Rio Ramaza Marina, and existing Class II bikeways in the city of Roseville. The Sacramento River would be crossed using horizontal directional drilling techniques, so boating, rafting, and use of the Rio Ramaza Marina would not be interrupted. There would be no need to close city of Roseville bikeways within the vicinity of the project area because the project would not extend onto Baseline or Fiddymont roads. Impacts associated with construction noise may be experienced by the public during project construction; however, these impacts would be temporary.

### **3.1.12 Socioeconomics (Population and Housing; Public Services; Utilities and Service Systems)**

An adverse socioeconomic impact is considered significant and would require mitigation if Project construction or operation would:

- Cause the vacancy rate for temporary housing to fall to less than 5 percent;
- Increase the short- or long-term demand for public services, utilities, or service systems in excess of existing and projected capacities;
- Cause a permanent population increase of 3 percent or more in a county affected by the Project; or
- Displace a large number of people.

### ***Population and Housing***

During construction, temporary impacts to existing residences would occur on private driveways, and construction activities would be coordinated with home owners. Thus, no direct impacts on accessing residences are expected during construction or operation. Pipeline construction would occur primarily across agricultural lands and rural residences, but would not remove or displace residences, people, or businesses. Therefore, no direct impacts related to displacement of existing housing or people, necessitating the construction of replacement housing elsewhere, would result from the proposed Project. During Project construction, Project-area population impacts related to workforce would be short-term. The Project would not result in the direct construction of additional housing units.

### ***Public Services***

The project would be constructed to support existing and planned development and would not increase demands on, or require the construction of, additional fire or police facilities, school facilities, park spaces, or any other public service. In terms of pipeline risks and safety, PG&E's *Gas System Maintenance & Technical Support, Emergency Plan Manual* would apply to pipeline construction and maintenance activities and includes established guidelines and procedures to be followed in the event of an emergency. The purpose of the plan is to provide procedures and other directives to be carried out in the event of fire, explosion, earthquake, accidental release of hazardous materials or waste, or any similar emergency. When such an emergency occurs, the plan would be implemented by PG&E's Facility Emergency Coordinator. The plan is annually reviewed with local agencies to ensure that plan design and implementation measures are current and that all personnel understand the plan and their responsibilities.

### ***Utilities and Service Systems***

The project would be constructed to support existing and planned development and would not result in the need for new or altered water supply, water facilities, wastewater treatment facilities, or expanded sewer trunk lines. The project would not result in new point sources and would not cause wastewater requirements established by the Regional Water Quality Control Board to be exceeded.

Portable restrooms would be used and maintained during construction and removed after completion of the project. PG&E would obtain hydrostatic test water from agricultural wells, and agricultural wells and canals would be sources of water for dust control during project construction.

PG&E would dispose of waste in accordance with published national, state, and local standards relating to solid waste. The project would not have a significant impact on landfills because the project would generate a small amount of construction waste, which can be easily accommodated by landfills located near the project area. In addition, project waste would be recycled to the extent practicable.

Construction activities could inadvertently contact underground facilities, possibly leading to short-term service interruptions. This is not anticipated to occur and implementation of standard practices, such as contacting Underground Service Alert, would reduce the impact.

Operation and Maintenance would not result in or require new staff to support the project once the pipeline is in operation, so there would be no increase to population requiring additional or expanded utilities. Operation of the natural gas pipeline would not cause negative adverse affects on utilities and service systems in the project area.

### **3.1.13 Transportation and Circulation**

A Transportation impact is considered significant if:

- Project related traffic or other activities must use an access road that is already at or below Level of Service (LOS) E, or is such that it would bring a roadway down to LOS E. (E level traffic flow = 75% - 100% of capacity);
- Project related traffic or other activities would result in a substantial safety hazard to motorists, bicyclists or pedestrians;
- Project related traffic or other activities would restrict one or more lanes of a primary or secondary arterial during peak-hour traffic, thereby reducing its capacity and creating congestion;
- Project implementation could or does result in insufficient parking;
- The installation of the transmission line within, adjacent to, or across a roadway would reduce the number of, or the available width of, one or more travel lanes during the peak traffic periods, resulting in a substantial disruption to traffic flow and/or a substantial increase in traffic congestion;
- Construction activities would restrict access to or from adjacent land uses and there would be no suitable alternative access;
- A major roadway (arterial or collector classification) would be closed to through traffic as a result of construction activities and there would be no suitable alternative route available. An increase in vehicle trips associated with construction workers or equipment would result in a substantial disruption to traffic flow and/or a substantial increase in traffic congestion on the roadways in the project vicinity;
- Construction activities or the operation of the project would interfere with or extend into navigable airspace and could potentially have an impact on aviation activities within the restricted area of a designated airport or helipad;
- Construction activities or the operation of the project would result in safety problems for vehicular traffic, pedestrians, transit operations, or trains;
- Construction activities of the project would restrict the movement of emergency vehicles, and there would be no reasonable alternative access routes available;

- Construction activities or staging activities would increase the demand for and/or reduce the supply of parking spaces, and there would be no provisions for accommodating the resulting parking deficiencies;
- Construction activities would disrupt bus or rail service and there would be no suitable alternative routes or stops;
- Construction activities within, adjacent to, or across from a railroad right-of-way would result in temporary disruption of rail traffic; or
- Construction activities would impede pedestrian movements or bike trails in the construction area and there would be no suitable alternative pedestrian/bicycle access routes.

Project-related traffic would involve the transportation of workers, equipment and construction materials to the construction site.

The Project includes installation of an underground natural gas transmission line with several crossings of local roads and directional drilling under freeways I-505 and I-5. Directional drilling would have no impact on traffic. The installation of the Line 406 underground pipeline would include trenching across the following roads: CR 85, CR 87, CR 88A and CR 96. The Line 407 underground pipeline would include trenching across CR 17, CR 98, CR 100, CR 101, CR 102, CR 117, Brewer Road, Fair Oaks Boulevard, Locust Road, Pleasant Grove Road, Powerline Road and Riego Road/Baseline Road. Underground construction along these roadways would cause temporary disruptions to project area roadways including lane closures, increased traffic volumes, access restrictions and have a negative affect on traffic safety. The Line 407 would also impact a minimal number of parking spaces and may result in temporary sidewalk closures.

PG&E plans to provide traffic control at all construction sites across roadways and limit work zones to a width that, at a minimum maintains alternate one-way traffic flow past the construction zone. PG&E would contact Placer County Unified School District at least one month prior to construction to coordinate construction activities adjacent to school bus stops. PG&E would obtain the required permits for temporary lane closures from Yolo County, Sutter County, Sacramento County, Placer County, and Caltrans. Before obtaining the permits PG&E would submit a Transportation Management Plan (TMP), subject to local jurisdictional review and approval. PG&E also plans to provide for residential areas a notification process for temporary parking impacts, appropriate sign postings, and specify the process for communicating with affected residents. In addition, PG&E would provide temporary pedestrian access, through detours or safe areas along the construction zone in areas with temporary closures of sidewalks and other pedestrian facilities.

## **3.2 Special Impact Areas**

### **3.2.1 Cumulative Impacts**

The CEQA requires an examination of the potential for a Project to have cumulative impacts when considered in conjunction with other Projects proposed and/or approved within a region. The Cumulative Projects Study Area for this Project is presently defined as proposed and approved projects in Yolo County, Sacramento County, Sutter County, Placer County and the city of Roseville. The EIR will contain a discussion of cumulative impacts of the proposed project.

### **3.2.2 Growth-Inducing Impacts**

The CEQA requires a discussion of the ways in which a proposed Project could be an inducement to growth. The State CEQA Guidelines (section 15126.2(d)) identify a project to be growth-inducing if it fosters or removes obstacles to economic or population growth, provides new employment, extends access or services, taxes existing services, or causes development elsewhere. The EIR will contain a discussion of potential growth-inducing impacts of the proposed Project.

### **3.2.3 Environmental Justice**

An environmental justice impact will be considered significant if implementation of the proposed Project or alternatives would:

- Have a potential to disproportionately impact minority and/or low-income populations at levels exceeding the corresponding medians for the County in which the project is located; or
- Result in a substantial disproportionate decrease in the employment and economic base of minority and/or low-income populations residing in the County and/or immediately surrounding cities.

The CSLC developed and adopted an Environmental Justice Policy to ensure equity and fairness in its own processes and procedures. This policy stresses equitable treatment of all members of the public and commits to consider environmental justice in its processes, decision-making, and regulatory affairs which is implemented, in part, through identification of, and communication with, relevant populations that could be adversely and disproportionately impacted by CSLC projects or programs, and by ensuring that a range of reasonable alternatives is identified that would minimize or eliminate environmental impacts affecting such populations.

The EIR will analyze the distributional patterns of high-minority and low-income populations on a regional basis. The analysis will focus on whether the proposed Project's impacts would have the potential to affect an area(s) with high-minority population(s) and on low-income communities disproportionately, thereby creating an environmental justice impact.

## **Appendix B: Notice of Preparation (NOP), Comment Letters, Meeting Transcripts, and Location of Responses**

Appendix B includes a copy of the Notice of Preparation (NOP) for the proposed Project, copies of all comment letters received on the NOP during the public comment period, transcripts of public scoping meetings conducted during the public comment period, and an indication (Section, sub-Section and page number) where each individual comment is addressed in the Draft EIR. Table B-1 lists all comments and shows the comment set identification number for each letter or commenter. Table B-2 lists all public meeting transcripts and shows the comment set identification number for each commenter. Each comment set is immediately followed by the location where each individual comment is addressed in the Draft EIR. Both comment letters and meeting transcripts are presented chronologically.

**Table B-1: NOP Commenters and Comment Set Numbers**

<b>Agency/Affiliation</b>	<b>Name of Commenter</b>	<b>Date of Comment</b>	<b>NOP Comment Set</b>
Landowner	Michael R. and Treva Valentine	No Date	1
Department of Water Resources	Floodway Protection Section	6/29/07	2
Placer County Office of Education	Matt Shawver, Facilities Support Analyst	7/2/07	3
Landowner	Howard and Bonnie Lopez	7/4/07	4
Landowner	Doug Wirth, Co-Trustee, Robert B. and Vesta E. Wirth Family Revocable Trust	7/13/07	5
Department of Conservation	Dennis J. O'Bryant, Program Manager	7/16/07	6
County of Placer Department of Public Works	Andrew Gaber, DPW, Transportation	7/17/07	7
Department of Energy	Heidi R. Miller, Realty Officer	7/17/07	8
Measure M Owner's Group	George M. Carpenter, Jr., Attorney at Law	7/17/07	9
Natural Resources Conservation Service	Phil Hogan, District Conservationist	7/17/07	10
Placer County Flood Control and Water Conservation District	Andrew Darrow, P.E., Development Coordinator	7/17/07	11
Wildlands, INC.	Jeff Mathews, Director of Sales and Marketing	7/17/07	12
City of Roseville	Mark Morse, Environmental Coordinator	7/18/07	13



Agency/Affiliation	Name of Commenter	Date of Comment	NOP Comment Set
RSC Engineering	Richard S. Chavez P.E.	7/18/07	14
Wirth Real Estate/Valuation Services/Landowner	Robert B. Wirth, Jr., Real Estate Appraiser/Consultant Occupant	7/18/07	15
Yolo County Board of Supervisors	Duane Chamberlain, Fifth District Supervisor	7/18/07	16
Yolo County Farm Bureau	Joe F. Martinez, President	7/18/07	17
Yolo-Solano Air Quality Management District	Mathew R. Jones, Senior Air Quality Planner	7/19/07	18
Wildlands, Inc.	Brian Monaghan, Project Director	7/20/07	19
Landowner	William L. Dibble	7/26/07	20
United States Department of the Interior Fish and Wildlife Service	Kenneth Sanchez, Assistant Field Supervisor	10/29/07	21
Atkinson, Andelson, Loya, Ruud & Romo / Attorneys for Center Unified School District	Elizabeth B. Hearey	12/11/08	22
Hefner, Stark & Marois	Martin B. Steiner	01/07/09	23

**Table B-2: Public Scoping Meeting Transcripts and Comment Set Numbers**

Meeting Date (Time), Location	Name of Commenter / Affiliation	NOP Comment Sets
July 9, 2007 (3:30 pm), Woodland	Howard Lopez	1
	John Stone	1
	Charles Jensen	1
	Fulton Stephens	1
July 9, 2007 (5:35), Woodland	Lynnel Pollock	2
	Herb Pollock	2
	Michael Valentine	2
	Dick Leonard	2
	Tom Horgan	2
	Paul Smith	2
	Carol Gorman	2
July 10, 2007 (3:00), Roseville	Laura Leonard	2
	Andrew Carpenter	3
	George Carpenter / Placer County Department of Public Works	3

*Appendix B - Notice of Preparation (NOP), Comment Letters,  
Meeting Transcripts, and Location of Responses*

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<b>Meeting Date (Time), Location</b>	<b>Name of Commenter / Affiliation</b>	<b>NOP Comment Sets</b>
July 10, 2007 (5:45), Roseville	No comments were made	4

COMMENT SET 1

Michael R. Valentine  
Treva Valentine  
38871 County Road 16A  
Woodland, CA 95695

Crystal Spurr  
Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100 South  
Sacramento, CA 95825

Project: PG&E Lines 406 and 407 Natural Gas Pipeline  
CSLC Ref: W30169-4, W26210, R19806  
SCH#: 2007062091

Dear Ms. Spurr;

Thank you for the opportunity to provide comments, both in this written form and at the public scoping meeting held on July 9 in Woodland, on the appropriate scope and content of the environmental analysis that should be included in the environmental impact report (EIR) for the above pipeline project. We have comments that are meant to supplement those concerns expressed at the July 9 meeting. As a threshold matter, though, I should note that I was previously an employee of the California State Lands Commission. My employment with the Commission ended September 4, 2006 and for a period of one year following that date the state's "revolving door" statute prohibits me from appearing in Commission proceedings as a compensated representative of third parties. Please be assured that these comments regarding the pipeline project are made solely on behalf of my wife and me and no compensation has been received from any third party in connection with this proceeding.

For the most part, the significance criteria as outlined in Attachment 1 to the notice of public scoping meeting are very helpful in setting out the proposed analytical approach for determining the importance of impacts along the pipeline route. I have comments, however, on those sections relating to natural resources, aesthetics and conversion of agricultural land to non-agricultural use.

Along the project proponent's preferred alternative route, there are several large, mature trees that contribute greatly to the aesthetic aspect of the area and that are also of considerable biological significance. The loss of such trees, or in some cases of even one of them, would constitute a significant impact both on the aesthetics and wildlife values of the area. Several of these trees are along Road 16A just east of Yolo. For example, in the considerably less than 50 feet between our house and the right-of-way for County Road 16A there stands a very large heritage oak tree that has in past years been the nesting site for Swainson's hawks. The loss of even this one tree, given the diminishing

1-1



numbers of these heritage trees in the area of the project and the threatened status of Swainson's hawks, would in our view constitute a significant wildlife/biological impact and would also have a major impact on the aesthetics of the area. It is not clear from a review of the significance criteria for the project that the loss of a heritage oak, whether by direct removal or by damage to root systems or drainage caused by excavation, would be considered a significant project impact. In our view, impacts on such heritage trees and other trees used by sensitive species for important life activities such as nesting and foraging should be carefully analyzed and should be considered significant project impacts. Where possible, these impacts should be avoided by selection of an alternative route or by deviations in the route chosen so as to avoid impacts on heritage or biologically significant trees. And where avoidance is considered infeasible, mitigation measures should, of course, be imposed. The principal purpose of this comment at this juncture is to urge the Commission to require analysis of both direct removal and disturbance impacts on heritage trees or trees otherwise having biological importance so that avoidance measures can be developed and recommended as the project is considered for approval.

1-1

On aesthetics, several of the homes along the pipeline route in the vicinity of Yolo have trees, shrubs, and buildings in the 50 area proposed by PG&E for the permanent right-of-way for the project. The PG&E representative at the July 9 meeting said that perennial plants would not be allowed in the right-of-way. Given the length of the project and its route through areas where there are substantial numbers of residences, this has the potential to substantially degrade the existing visual character or quality of the project site and its surroundings. In other words, removal of vegetation in the vicinity of the homes and along the road frontage will not only have detrimental visual (and economic) effects on the homeowners but will tend to degrade the aesthetics along the entire pipeline route. Given that this project is proposed for an area already substantially developed with permanent plants and homes, removal of trees along the route, especially along roadways, should be analyzed as potentially significant impacts and avoidance measures proposed wherever possible.

1-2

Finally, the significance criteria indicate that permanent loss of farmland would be considered a significant impact of the project. As noted above, the project proponent has stated that a right-of-way 50 feet wide will be acquired for the pipeline. The pipeline is proposed to be buried only five feet deep and, as a result, PG&E wants to prohibit permanent plants in the right-of-way. This will not result in complete conversion of land to non-agricultural use, of course, but will restrict use to row crops or grazing. Orchards, a very prevalent form of agricultural use in the project area, and vineyards will be precluded and this, as a form of restriction on agricultural use of prime soils, should be considered a significant impact for which avoidance or mitigation measures are imposed. I don't believe that it would be legally permissible to conclude that the preclusion of some but not all agricultural uses along the project route would be less than a significant impact. Such limitations on agricultural use would make agriculture less economically feasible along the project route and would therefore have the tendency to result in long-term losses of agricultural land. Limitations on agricultural use resulting from the project should be considered a significant impact of the project under the significance criteria.

1-3

Again, thank you for this opportunity to comment on the scope of the EIR. I will send these comments in both electronic and hard copy forms for your convenience. Please place us on your mailing list for all notices and documents relating to this project. Electronic mail may be sent to us at [mraytre@yahoo.net](mailto:mraytre@yahoo.net).

Sincerely,

A handwritten signature in cursive script that reads "Michael R. Valentine". The signature is fluid and somewhat stylized, with the first and last names being more prominent than the middle initial.

Michael R. Valentine

1 **RESPONSE TO COMMENT SET 1**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
1-1	4.1 -Aesthetic Resources 4.4 - Biological Resources	4.1-14 4.4-18, 4.4-33, and 4.4-61 to 4.4-107
1-2	4.1 - Aesthetic Resources 4.4 - Biological Resources	4.1-8, 4.1-13 and 4.1-14 4.4-88 to 4.4-92
1-3	4.2 - Agricultural Resources	4.2-22 to 4.2-25

2

3

## COMMENT SET 2

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

### DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836  
SACRAMENTO, CA 942360001  
(916) 653-5791



June 29, 2007

Crystal Spurr  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, California 95825-8202

PG&E Line 406/047 Project  
State Clearinghouse (SCH) Number: 2007062091

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov/>. Please be advised that your county office also has copies of the Board's designated floodways for your review. If indeed your project encroaches on an adopted food control plan, you will need to obtain an encroachment permit from the Reclamation Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires the securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

2-1

If after careful evaluation, it is your assessment that your project is not within the authority of the Reclamation Board, you may disregard this notice. For further information, please contact me at (916) 574-1249.

Sincerely,

A handwritten signature in black ink, appearing to read "CH Huitt".

Christopher Huitt  
Staff Environmental Scientist  
Floodway Protection Section

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

## Encroachment Permits Fact Sheet

### **Basis for Authority**

State law (Water Code Sections 8534, 8608, 8609, and 8710 – 8723) tasks the Reclamation Board with enforcing appropriate standards for the construction, maintenance, and protection of adopted flood control plans. Regulations implementing these directives are found in California Code of Regulations (CCR) Title 23, Division 1.

### **Area of Reclamation Board Jurisdiction**

The adopted plan of flood control under the jurisdiction and authority of the Reclamation Board includes the Sacramento and San Joaquin Rivers and their tributaries and distributaries and the designated floodways.

Streams regulated by the Reclamation Board can be found in Title 23 Section 112. Information on designated floodways can be found on the Reclamation Board's website at [http://recbd.ca.gov/designated\\_floodway/](http://recbd.ca.gov/designated_floodway/) and CCR Title 23 Sections 101 - 107.

### **Regulatory Process**

The Reclamation Board ensures the integrity of the flood control system through a permit process (Water Code Section 8710). A permit must be obtained prior to initiating any activity, including excavation and construction, removal or planting of landscaping within floodways, levees, and 10 feet landward of the landside levee toes. Additionally, activities located outside of the adopted plan of flood control but which may foreseeable interfere with the functioning or operation of the plan of flood control is also subject to a permit of the Reclamation Board.

Details regarding the permitting process and the regulations can be found on the Reclamation Board's website at <http://recbd.ca.gov/> under "Frequently Asked Questions" and "Regulations," respectively. The application form and the accompanying environmental questionnaire can be found on the Reclamation Board's website at <http://recbd.ca.gov/forms.cfm>.

### **Application Review Process**

Applications when deemed complete will undergo technical and environmental review by Reclamation Board and/or Department of Water Resources staff.

### Technical Review

A technical review is conducted of the application to ensure consistency with the regulatory standards designed to ensure the function and structural integrity of the adopted plan of flood control for the protection of public welfare and safety. Standards and permitted uses of designated floodways are found in CCR Title 23 Sections 107 and Article 8 (Sections 111 to 137). The permit contains 12 standard conditions and additional special conditions may be placed on the permit as the situation warrants. Special conditions, for example, may include mitigation for the hydraulic impacts of the project by reducing or eliminating the additional flood risk to third parties that may caused by the project.

Additional information may be requested in support of the technical review of



your application pursuant to CCR Title 23 Section 8(b)(4). This information may include but not limited to geotechnical exploration, soil testing, hydraulic or sediment transport studies, and other analyses may be required at any time prior to a determination on the application.

#### Environmental Review

A determination on an encroachment application is a discretionary action by the Reclamation Board and its staff and subject to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.). Additional environmental considerations are placed on the issuance of the encroachment permit by Water Code Section 8608 and the corresponding implementing regulations (California Code of Regulations – CCR Title 23 Sections 10 and 16).

In most cases, the Reclamation Board will be assuming the role of a “responsible agency” within the meaning of CEQA. In these situations, the application must include a certified CEQA document by the “lead agency” [CCR Title 23 Section 8(b)(2)]. We emphasize that such a document must include within its project description and environmental assessment of the activities for which are being considered under the permit.

Encroachment applications will also undergo a review by an interagency Environmental Review Committee (ERC) pursuant to CCR Title 23 Section 10. Review of your application will be facilitated by providing as much additional environmental information as pertinent and available to the applicant at the time of submission of the encroachment application.

These additional documentations may include the following documentation:

- California Department of Fish and Game Streambed Alteration Notification (<http://www.dfg.ca.gov/1600/>),
- Clean Water Act Section 404 applications, and Rivers and Harbors Section 10 application (US Army Corp of Engineers),
- Clean Water Act Section 401 Water Quality Certification, and
- corresponding determinations by the respective regulatory agencies to the aforementioned applications, including Biological Opinions, if available at the time of submission of your application.

The submission of this information, if pertinent to your application, will expedite review and prevent overlapping requirements. This information should be made available as a supplement to your application as it becomes available. Transmittal information should reference the application number provided by the Reclamation Board.

In some limited situations, such as for minor projects, there may be no other agency with approval authority over the project, other than the encroachment permit by Reclamation Board. In these limited instances, the Reclamation Board

may choose to serve as the "lead agency" within the meaning of CEQA and in most cases the projects are of such a nature that a categorical or statutory exemption will apply. The Reclamation Board cannot invest staff resources to prepare complex environmental documentation.

Additional information may be requested in support of the environmental review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include biological surveys or other environmental surveys and may be required at anytime prior to a determination on the application.

**RESPONSE TO COMMENT SET 2**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
2-1	1.4 - Introduction 4.8 - Hydrology and Water Quality	1-8 and 1-9 4.8-15, and 4.8-20 to 4.8-22

COMMENT SET 3

**From:** "Shawver, Matt" <mshawver@placercoe.k12.ca.us>  
**To:** <spurrc@slc.ca.gov>  
**Date:** 07/02/2007 9:22:07 AM  
**Subject:** Placer County Office of Education / Natural Gas Pipeline Lines  
406 & 407

Hi Crystal,

Do natural gas pipeline lines 406 & 407 encroach within ¼ mile of any schools  
in Placer County?

3-1

Thanks,

Matt

Matt Shawver

Facilities Support Analyst

Placer County Office of Education

Phone: (916) 415-4443

Fax: (916) 415-4423

mshawver@placercoe.k12.ca.us <mailto:mshawver@placercoe.k12.ca.us>

NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. If you are not the intended recipient or agent thereof, be advised that you have received this e-mail in error and any use, dissemination, disclosure, forwarding, printing, copying, or any action taken in reliance on the contents of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and delete the original message, attachments, and all copies of the original message from your system.

Please note that any views and/or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the Placer County Office of Education.

Finally, the recipient should check this e-mail and any attachments for the

presence of viruses. Although the Placer County Office of Education has taken reasonable precautions to ensure no viruses are present in this e-mail, it accepts no liability for any loss or damage arising from the use of this e-mail or attachments.

**RESPONSE TO COMMENT SET 3**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
3-1	3.0 - Alternatives and Cumulative Impacts 4.3 - Air Quality 4.7 - Hazards and Hazardous Materials  4.9 - Land Use and Planning 4.10 - Noise  4.12 - Population and Housing / Public Services / Utilities and Service Systems 4.13 - Transportation and Traffic	3-3, and 3-55 to 3-57  4.3-17 4.7-2, 4.7-5, 4.7-6, 4.7-32, 4.7-38, and 4.7-42 to 4.7-44 4.9-1, and 4.9-29 to 4.9-32 4.10-5, 4.10-19, and 4.10-30 to 4.10-32 4.12-8 and 4.12-9  4.13-19 (APM-TRANS-5), 4.13-24 and 4.13-24

COMMENT SET 4

Howard Lopez  
Bonnie Lopez  
27495 Co. Rd. 17  
Esparto, Ca 95627

July 4, 2007

To whom it may concern,

We received your proposal on the Natural Gas Pipeline that is to run from Esparto to Roseville. We are landowners located on County Road 17 and our property goes south to County road 19, and is east of the intersection of 19 and 87.

According to your proposal the line 406 Southern Alternative on the west end will go east from the intersection of 87 and 19 and align with CR 17 on east side of I 505. Doing so will dissect our property in half at an angle. We strongly oppose this proposal for many reasons and have all intentions to fighting it for as long as it takes.

4-1

You are dictating on what we, and our heirs, can and can not plant on our own property. We were considering planting an orchard on this land but that would be impossible with the line going through the middle of our land and needing a 30 foot wide strip at an angle. With this line coming close to our home your asking us to ignore the effects on our way of life and our health with the possibility of gas leaks. You're risking our groundwater resources, digging up our prime agriculture land and disrupting our top soil forever. What unforeseen risks are you asking us to take?

4-2

There are other choices than to take prime agriculture land and dissect it, like going along an existing county road, or like Line 406 Central Alternative that follows along CR16.

4-3

Again, we plan on fighting this proposal with every means possible.

Respectfully,

*Howard Lopez*  
*Bonnie Lopez*

## RESPONSE TO COMMENT SET 4

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
4-1	3.0 - Alternatives and Cumulative Projects. Alternative Options D and E were evaluated because they would avoid bisecting agricultural fields located between CR-17 and CR-19 east of CR-87. Each alternative is analyzed in all of the resource sections (4.1 through 4.14) of the Draft EIR.	3-14, 3-53, and Figure 3-2D
4-2	4.2 - Agricultural Resources 4.7 - Hazards and Hazardous Materials	4.2-22 to 4.2-25 4.7-4, 4.7-9, 4.7-29 to 4.7-39
4-3	3.0 - Alternatives and Cumulative Projects Each alternative is analyzed in all of the resource sections (4.1 through 4.14) of the Draft EIR.	3-14 and 3-53



**COMMENT SET 5**

MEMO TO: CRYSTAL SPURR  
STAFF ENVIRONMENTAL SCIENTIST  
STATE LANDS COMMISSION  
FROM: DOUG WIRTH  
CO-TRUSTEE  
ROBERT B. AND VESTA E. WIRTH FAMILY REVOCABLE TRUST  
DATE: 7/13/07  
RE: ENVIRONMENTAL IMPACT REPORT  
P.G. & E. NATURAL GAS PIPELINE—407 WEST

Dear Ms. Spurr:

I am submitting these comments to the Notice of Proposed Environmental Impact Report regarding the P.G. & E. proposal to build a natural gas pipeline between Esparto, in Western Yolo County, and Roseville, in Placer County. My family's trust owns agricultural land near Yolo in Yolo County that would apparently be affected by the Preferred Route of Line 407 West.

Specifically, our property is described as the West Half of the East Half of Section 5, Township 10 North, Range 2 East. It is bounded on the West and South by State Highway 113. This coincides with County Road 17 on the south boundary. On the East and North, the property is bounded by other agricultural land.

It is not clear from the maps if the pipeline is proposed for the North or South side of Highway 113. If it is on the north side, it would cross our property about ¼ mile on the south end of the property. Of course, my family would prefer that the pipeline not cross our property at all. If it does end up coming through, I have the following concerns:

1. Irrigation. Our main irrigation well is on the south end of the property, adjacent to State Highway 113. This well has a pipeline that runs diagonally northwest to the Highway 113 frontage, and from there the water is conducted north one mile by gravity flow. This well irrigates the entire property. The well is directly in the path of the preferred alternative route. I am very concerned about disturbance of this well, contamination and/or interruption of the water supply for the property.
2. Width. The proposal indicates a 30' wide easement will be necessary. Within the easement, no permanent crops may be grown. This seems an excessively wide easement. 10' should be adequate for one pipeline. The impact of leaving so much unproductive and barren soil should be assessed.

3. Access. Since the entire quarter-mile frontage on State Route 113 on the south end of our property would be blocked by the pipeline route,

5-1

5-2

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5-4

the limitation on access to the property must be assessed. Will we be permitted to cross the easement with farm equipment, and will the easement permit us to construct future driveways across it for access to a future home site on the south end of the property. We need some amount of reasonable access across the easement to farm and live on the property..



5-4

4. Cable. There is a transcontinental telecommunications cable buried on the property, I believe in a north-south direction. The location of this cable needs to be spotted, so that it is not disturbed during construction.



5-5

5. Flooding. The location of the 407 West line is very near an historic breakout point of Cache Creek, located at County Road 17 near the SW corner of Sec. 5, T 10 N, R 2 E. The report should assess the effect of floodwaters eroding and covering the pipeline.



5-6

6. Earthquake. The risk of earth movement damage to the pipeline should be assessed, particularly where it crosses under waterways such as the Sacramento River.



5-7

7. Greenhouse Gas Emissions. On a general project analysis, I did not see any proposal for analysis of the global warming effects of the project. As an environmental scientist, you are well aware of the impacts of delivery of a large quantity of natural gas to developing areas in Placer County. This should be included in your report.



5-8

**RESPONSE TO COMMENT SET 5**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
5-1	2.0 - Project Description	Entire Section
5-2	4.8 - Hydrology and Water Quality	4.8-19 to 4.8-20
5-3	4.2 - Agricultural Resources	4.2-22 to 4.2-25
5-4	2.0 - Project Description 4.2 - Agricultural Resources 4.13 - Transportation and Traffic	2-32 to 2-39 4.2-22 to 4.2-25 4.13-18 to 4.13-22
5-5	4.12 - Population and Housing / Public Services / Utilities and Service Systems	4.12-25
5-6	4.8 - Hydrology and Water Quality	4.8-15, and 4.8-20 to 4.8-22
5-7	4.6 - Geology and Soils	4.6-20 to 4.6-33 and 4.6-39 to 4.6-41
5-8	4.3 - Air Quality	4.3-12 to 4.3-13, 4.3-17 to 4.3-19, and 4.3-49 to 4.3-52



# DEPARTMENT OF CONSERVATION

## 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 • WEBSITE conservation.ca.gov

July 16, 2007

### VIA FACSIMILE (916) 574-1810

Crystal Spurr  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95802-8202

Subject: Notice of Preparation (NOP) for the PG&E Line 406/407 Project (Yolo, Sutter, Sacramento, and Placer County) **SCH# 2007062091**

Dear Ms. Spurr:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the DEIR for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's impacts on agricultural land and resources.

### Project Description

The project being proposed by Pacific Gas & Electric (PG&E) is to construct an approximately 40-mile, 30-inch diameter natural gas pipeline (Lines 406 and 407). The project would run from the Esparto area in Yolo County east to Roseville in Placer County. There would be a potentially significant impact to agricultural resources, as the project would cross agricultural lands that may be under numerous Williamson Act contracts. Therefore, the Division recommends that the Draft EIR (DEIR) address the following items to provide a comprehensive 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. Please include data on the types of crops grown, and crop yields and farm gate sales values.

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

6-1

*The Department of Conservation's mission is to protect Californians and their environment by:  
Protecting lives and property from earthquakes and landslides; Ensuring safe mining and oil and gas drilling;  
Conserving California's farmland; and Saving energy and resources through recycling.*

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).

6-1

#### Project Impacts on Agricultural Land

- Type, amount, and location of farmland conversion resulting directly and indirectly from project implementation and growth inducement, respectively.
- Impacts on current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, vandalism, etc.
- Incremental project impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely projects in the future.

6-2

Under California Code of Regulations Section 15064.7, impacts on agricultural resources may also be both quantified and qualified by use of established thresholds of significance. As such, the Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model. The California LESA model is a semi-quantitative rating system for establishing the environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is available on the Division's website at:

[http://www.consrv.ca.gov/DLRP/qh\\_lesa.htm](http://www.consrv.ca.gov/DLRP/qh_lesa.htm)

#### Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. If a Williamson Act contract is terminated, or if growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased. Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

6-3

Mitigation via agricultural conservation easements 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 conversion of agricultural land should be deemed an impact of at least regional significance. Hence the search for replacement lands should be conducted regionally or statewide, and not limited strictly to lands within the project's surrounding area.

Other forms of mitigation may be appropriate for this project, including:

- Protecting farmland in the project area or elsewhere in the County through the use of less than permanent long-term restrictions on use such as 20-year Farmland Security Zone contracts (Government Code section 51296 et seq.) or 10-year Williamson Act contracts (Government Code section 51200 et seq.).
- Directing a mitigation fee to invest in supporting the commercial viability of the remaining agricultural land in the project area, County or region through a mitigation bank that invests in agricultural infrastructure, water supplies, marketing, etc.

The Department also has available a listing of approximately 30 "conservation tools" that have been used to conserve or mitigate project impacts on agricultural land. This compilation report may be requested from the Division at the address or phone number below. General information about agricultural conservation easements, the Williamson Act, and provisions noted above is available on the Department's website, or by contacting the Division at the address and phone number listed below. The Division's website address is:

<http://www.conservation.ca.gov/dlrp/index.htm>

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

#### Williamson Act Lands

Under California Code of Regulations Section 15206(b)(3), a project is deemed to be of statewide, regional or area-wide significance if it will result in cancellation of a Williamson Act contract for a parcel of 100 or more acres. Since lands under Williamson Act contracts and/or in agricultural preserves exist in the project area, the Department recommends that the following information be provided in the DEIR:

- A map detailing the location of agricultural preserves and contracted land within each preserve. The DEIR should also tabulate the number of Williamson Act acres, according to land type (e.g., prime or non-prime agricultural land), which could be impacted directly or indirectly by the project.
- A discussion of Williamson Act contracts that may be terminated in order to implement the project. The DEIR should discuss the probable impacts on nearby properties resulting from the termination of adjacent Williamson Act contracts. For example, a termination of a Williamson Act contract may have a growth-inducing impact. In other words, a termination may not only lift a barrier to development, but also result in higher property taxes, and thus, an incentive to shift to a more intensive land use, such as urban development.
- As a general rule, land can only be withdrawn from a Williamson Act contract through the nine-year non-renewal process. Immediate termination via cancellation is reserved for "extraordinary circumstances" (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855). Under Government Code section 51282, the city or county must approve a request for cancellation and base that approval on

6-3

6-4

specific findings that are supported by substantial evidence. When cancellation is proposed, the Department recommends that a discussion of the findings be included in the DEIR. Finally, a notice of the hearing to approve the tentative cancellation and a copy of the landowner's petition must be mailed to the Director of the Department ten working days prior to the hearing. (The notice should be mailed to Bridgett Luther, Director, Department of Conservation, c/o Division of Land Resource Protection, 801 K Street MS 18-01, Sacramento, CA 95814-3528.)

- Under Government Code section 51243, if a city annexes land under a Williamson Act contract, the city must succeed to all rights, duties, and powers of the county under the contract. However, under section 51243.5, a city may exercise its option not to succeed to the contract if certain conditions are met. LAFCO must notify the Department within 10 days of a city's proposal to annex land under a contract (Government Code section 56753.5). Additionally, LAFCO must not approve a change to a sphere of influence or annexation of contracted land to a city unless certain conditions are met (see Government Code sections 51296.3, 56426, 56426.5, 56749 and 56856.5).
- If portions of the planning area are under Williamson Act contracts (and will continue to be under contract after project implementation) the DEIR should discuss the proposed uses for those lands. Uses of contracted land must meet compatibility standards identified in Government Code sections 51238 - 51238.3. Otherwise, contract termination (see paragraph above) must occur prior to the initiation of the land use.
- An agricultural preserve is a zone authorized by the Williamson Act and established by the local government to designate qualified land to be placed under the Williamson Act's 10-year contracts. Preserves are also intended to create a setting for contract-protected lands that is conducive to continuing agricultural use. Under Government Code section 51230, "An agricultural preserve may contain land other than agricultural land, but the use of any land within the preserve and not under contract shall within two years of the effective date of any contract on land within the preserve be restricted by zoning, including appropriate minimum parcel sizes that are at a minimum consistent with this chapter, in such a way as not to be incompatible with the agricultural use of the land." Therefore, the DEIR should also discuss any proposed general plan designation or zoning within agricultural preserves affected by the project.

Thank you for giving us the opportunity to comment on this NOP. If you have questions on our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0869.

Sincerely,



Dennis J. O'Bryant  
Program Manager

cc: State Clearinghouse

6-4

**RESPONSE TO COMMENT SET 6**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
6-1	4.2 - Agricultural Resources	4.2-1 to 4.2-17
6-2	4.2 - Agricultural Resources	4.2-22 to 4.2-25, and 4.2-31
6-3	4.2 - Agricultural Resources	4.2-23 to 4.2-25
6-4	4.2 - Agricultural Resources	4.2-16, 4.2-17, 4.2-22, 4.2-23, and Figures 4.2-1A, 4.2-1B, and 4.2- 1C





**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

**COMMENT SET 7**

**FACSIMILE COVER SHEET**

**TO:** Paul Thayer, Executive Officer

**FAX #** 916-574-1885

**FROM:** Peg Rein, Secretary

**DATE:** July 18, 2007

**SUBJECT:** PG&E Line 406/407 Natural Gas Pipeline NOP

**PAGE # INCLUDING THIS COVER SHEET** 4

**MESSAGE:**

The ERC (environmental Review Committee) has reviewed your NOP and has provided the following information.



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENGINEERING &  
SURVEYING**

**MEMORANDUM**

**DATE:** JULY 17, 2007  
**TO:** MAYWAN KRACH, ENVIRONMENTAL COORDINATION SERVICES  
**FROM:** SARAH K GILLMORE, ENGINEERING AND SURVEYING  
**SUBJECT:** PG&E LINE 406 & LINE 407 NATURAL GAS PIPELINE: NOTICE OF PREPARATION

---

The Engineering and Surveying Department (ESD) has completed our review of the above referenced application and offer the following comments for inclusion in the Environmental Impact Report to be prepared for the project.

**TRANSPORTATION / CIRCULATION**

See the attached Memo from the Department of Public Works.

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: Phil Frantz, CD/RA

DATE: July 17, 2007

FROM: Andrew Gaber, DPW, Transportation

SUBJECT: **PG&E Line 406 & Line 407 Natural Gas Pipeline, NOP**

I have completed my review of the project description and NOP and have the following comments:

The applicant is proposing to install a 30 inch gas pipeline, either within or adjacent to Baseline Road, by open trenching. Based on current roadway configuration and traffic volumes on Baseline Road, the County will not permit any lane closures during the day on weekdays. The applicant must obtain an Encroachment Permit prior to doing any work within the public ROW.

7-1

Baseline Road will be widened initially to 4 lanes by the developers of Placer Vineyard and ultimately to 6 lanes prior to build out of the development. The timing of the installation and location of the gas pipeline shall be coordinated with the County, the City of Roseville, the developers of Placer Vineyards and Sierra Vista and other utility companies to avoid future conflicts and work within the roadway.

7-2

Therefore, the environmental analysis shall provide a discussion of:

Traffic implications of the various proposed alignments and construction methods. What construction hours are proposed, what traffic lane closures or detours are proposed, what traffic, noise and air impacts will be created? What are the implications of constructing the line sooner, prior to the roadway widening, rather than installing the line in conjunction with the roadway widening? What are the implications of installing the line using open trenching versus trenchless methods? What accommodations are necessary to allow for construction of other utility lines within the Baseline ROW?

7-3

One of the alternative alignments will run under the proposed corporation yard within Placer Vineyards. This is proposed to be a full service maintenance facility which will have gas and oil tanks, as well as possibly a CNG fueling station. What are the necessary clearances between these facilities? Are there other implications of having these facilities in close proximity?

7-4

**RESPONSE TO COMMENT SET 7**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
7-1	1.0 - Introduction 4.13 - Transportation and Traffic	1-8 and 1-9 4.13-18 to 4.13-20; APM TRANS-3 and APM TRANS-6
7-2	4.13 - Transportation and Traffic	4.13-18 to 4.13-20; APM-TRANS-1 through APM-TRANS-8
7-3	2.0 - Project Description 3.0 - Alternatives and Cumulative Projects	2-27 to 2-85 3-1 to 3-58
7-4	4.7 - Hazards and Hazardous Materials	4.7-41 to 4.7-45



**Department of Energy**  
Western Area Power Administration  
Sierra Nevada Customer Service Region  
114 Parkshore Drive  
Folsom, California 95630-4710

**COMMENT SET 8**

JUL 17 2007

Ms. Crystal Spurr  
Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825

Dear Ms. Spurr:

Thank you for the opportunity to comment on the Notice of Preparation of the Draft Environmental Impact Report for the Pacific Gas and Electric Company's natural gas pipeline project. The project will cross the United States Department of Energy, Western Area Power Administration's (Western) Olinda-Tracy 500-kilovolt (kV), Obanion-Elverta, Cottonwood-Roseville, and Roseville-Elverta/Roseville-Fiddymont 230-kV transmission lines in Colusa and Placer Counties. Western must review specific project plans to ensure the proposed project does not interfere with our easement rights and are in accordance with our general guidelines. Please submit the project specific improvement plans to Western for review and approval for a license agreement prior to construction.

8-1

Enclosed is a copy of Western's General Guidelines for the use of the transmission line easements. If you have any questions, please contact Ms. Susan Sinclair at (916) 353-4600.

Sincerely,

A handwritten signature in black ink that reads "Heidi R. Miller".

Heidi R. Miller  
Realty Officer

3 Enclosures

cc:  
Mr. Don Wagenet  
Navigant Consulting Inc.  
3100 Zinfandel Boulevard, Suite 600  
Rancho Cordova, CA 95670

**WESTERN AREA POWER ADMINISTRATION  
GENERAL GUIDELINES CONCERNING THE USE OF  
ELECTRIC TRANSMISSION LINE RIGHTS-OF-WAY**

**RE: Olinda-Tracy 500-kV Transmission Line (Olinda to the Sacramento River)**

Western Area Power Administration (Western) owns a 125-foot easement along the length of the referenced transmission line. Western's rights within the easement include the right to construct, reconstruct, operate, maintain, and patrol the transmission line.

Rights usually reserved to the landowner include the right to cultivate, occupy, and use the land for any purpose that does not conflict with Western's use of its easement. To avoid potential conflicts, it is Western's policy to review all proposed uses within the transmission line easement. We consider (1) Safety of the public, (2) Safety of our Employees, (3) Restrictions covered in the easement, (4) Western's maintenance requirements, and (5) Protection of the transmission line structures and (6) Road or street crossings.

The outline below lists the considerations covered in the review. Please note that some items may overlap. This outline has been prepared only as a guide; each right-of-way encroachment is evaluated on an individual basis.

1. Safety Of The Public

- A. Approval depends, to a large extent, on the type and purpose of the development. Western takes our obligation to public safety very seriously. To insure our obligation, any use of the easement that will endanger the public will not be allowed or strongly discouraged (e.g., kite flying is prohibited).
- B. Metal fences must be grounded in accordance with applicable safety codes.
- C. Lighting standards shall not exceed a maximum height of 15 feet and not placed directly under the conductors (wires). All lighting standards must be grounded.
- D. All vegetation on the easement shall not exceed a maximum height of 12 feet at maturity.
- E. Structures are not allowed on the easement. Structures include, but are not limited to, buildings, sheds, swimming pools, basketball courts, tennis courts, gazebos, etc.
- F. No ground elevation changes are allowed which would reduce the ground to conductor clearance below 35 feet.

2. Safety Of Our Employees

Vegetation and encroachments into our right-of-way requires our crews to take action, which places them at risk. Therefore, any vegetation or encroachments that present a risk to our employees will not be allowed.

3. Restrictions Covered In The Easement

The easement prohibits the following: (1) any use that will interfere with or damage the equipment of the United States, (2) digging or drilling of a well, (3) erecting buildings or structures, (4) placing or piling up material within the easement boundaries. The easement gives Western the right to remove trees, brush or other objects interfering with the safe operation and maintenance of the line.

4. Maintenance Requirements

- A. Berms shall not be placed next to the base of the transmission line tower.
- B. Any proposed improvements to the easement (including grading, parking lot, lighting, landscaping, fences, etc.), must be reviewed by Western to assure that they will not interfere with the safe operation and maintenance of the transmission line.
- C. A 14-foot gate is required in any fences that cut off access along our easement.
- D. Thirty (30) feet of unobstructed access is to be maintained around towers.

5. Protection Of The Transmission Line Structure (Towers, Guy Wires, etc.)

- A. If the proposed use increases the possibility of a motor vehicle hitting the transmission line structure, an appropriate guardrail shall be installed to protect the structure (e.g., parking lots or roads).
- B. Trench digging, which would weaken or damage the structure, is prohibited.
- C. No ground elevation changes are allowed within 20 feet of the structure, and in no case shall the conductor to ground clearance be reduced below code limitation.

6. Roads Or Street Crossings

Western's policy is to have roads or streets cross the easement at right angles, or as nearly at right angles as possible, so that a minimum area of the road or street lies within the transmission line easement.

Requests for permission to use the transmission line right-of-way should be submitted to:  
Western Area Power Administration, Sierra Nevada Regional Office, Attn: Realty Officer,  
114 Parkshore Drive, Folsom, CA 95630.

**WESTERN AREA POWER ADMINISTRATION  
GENERAL GUIDELINES CONCERNING THE USE OF  
ELECTRIC TRANSMISSION LINE RIGHTS-OF-WAY**

**RE: Obanion-Elverta 230-kV Transmission Lines**

Western Area Power Administration (Western) owns a 125-foot easement along the length of the referenced transmission line. Western's rights within the easement include the right to construct, reconstruct, operate, maintain, and patrol the transmission line.

Rights usually reserved to the landowner include the right to cultivate, occupy, and use the land for any purpose that does not conflict with Western's use of its easement. To avoid potential conflicts, it is Western's policy to review all proposed uses within the transmission line easement. We consider (1) Safety of the public, (2) Safety of our Employees, (3) Restrictions covered in the easement, (4) Western's maintenance requirements, and (5) Protection of the transmission line structures and (6) Road or street crossings.

The outline below lists the considerations covered in the review. Please note that some items may overlap. This outline has been prepared only as a guide; each right-of-way encroachment is evaluated on an individual basis.

1. Safety Of The Public

- A. Approval depends, to a large extent, on the type and purpose of the development. Western takes our obligation to public safety very seriously. To insure our obligation, any use of the easement that will endanger the public will not be allowed or strongly discouraged (e.g., kite flying is prohibited).
- B. Metal fences must be grounded in accordance with applicable safety codes.
- C. Lighting standards shall not exceed a maximum height of 15 feet and not placed directly under the conductors (wires). All lighting standards must be grounded.
- D. All vegetation on the easement shall not exceed a maximum height of 12 feet at maturity.
- E. Structures are not allowed on the easement. Structures include, but are not limited to, buildings, sheds, swimming pools, basketball courts, tennis courts, gazebos, etc.
- F. No ground elevation changes are allowed which would reduce the ground to conductor clearance below 30 feet.



2. Safety Of Our Employees

Vegetation and encroachments into our right-of-way requires our crews to take action, which places them at risk. Therefore, any vegetation or encroachments that present a risk to our employees will not be allowed.

3. Restrictions Covered In The Easement

The easement prohibits the following: (1) any use that will interfere with or damage the equipment of the United States, (2) digging or drilling of a well, (3) erecting buildings or structures, (4) placing or piling up material within the easement boundaries. The easement gives Western the right to remove trees, brush or other objects interfering with the safe operation and maintenance of the line.

4. Maintenance Requirements

- A. Berms shall not be placed next to the base of the transmission line tower.
- B. Any proposed improvements to the easement (including grading, parking lot, lighting, landscaping, fences, etc.), must be reviewed by Western to assure that they will not interfere with the safe operation and maintenance of the transmission line.
- C. A 14-foot gate is required in any fences that cut off access along our easement.
- D. Thirty (30) feet of unobstructed access is to be maintained around towers.

5. Protection Of The Transmission Line Structure (Towers, Guy Wires, etc.)

- A. If the proposed use increases the possibility of a motor vehicle hitting the transmission line structure, an appropriate guard rail shall be installed to protect the structure (e.g., parking lots or roads).
- B. Trench digging, which would weaken or damage the structure, is prohibited.
- C. No ground elevation changes are allowed within 20 feet of the structure, and in no case shall the conductor to ground clearance be reduced below code limitation.

6. Roads Or Street Crossings

Western's policy is to have roads or streets cross the easement at right angles, or as nearly at right angles as possible, so that a minimum area of the road or street lies within the transmission line easement.

Requests for permission to use the transmission line right-of-way should be submitted to:  
Western Area Power Administration, Sierra Nevada Regional Office, Attn: Realty Officer,  
114 Parkshore Drive, Folsom, CA 95630.

**WESTERN AREA POWER ADMINISTRATION  
GENERAL GUIDELINES CONCERNING THE USE OF  
ELECTRIC TRANSMISSION LINE RIGHTS-OF-WAY**

**RE: Roseville-Elverta/Roseville-Fiddymont and Cottonwood-Roseville 230-kV  
Transmission Lines**

Western Area Power Administration (Western) owns a 250-foot easement along the length of the referenced transmission line. Western's rights within the easement include the right to construct, reconstruct, operate, maintain, and patrol the transmission line.

Rights usually reserved to the landowner include the right to cultivate, occupy, and use the land for any purpose that does not conflict with Western's use of its easement. To avoid potential conflicts, it is Western's policy to review all proposed uses within the transmission line easement. We consider (1) Safety of the public, (2) Safety of our Employees, (3) Restrictions covered in the easement, (4) Western's maintenance requirements, and (5) Protection of the transmission line structures and (6) Road or street crossings.

The outline below lists the considerations covered in the review. Please note that some items may overlap. This outline has been prepared only as a guide; each right-of-way encroachment is evaluated on an individual basis.

1. Safety Of The Public

- A. Approval depends, to a large extent, on the type and purpose of the development. Western takes our obligation to public safety very seriously. To insure our obligation, any use of the easement that will endanger the public will not be allowed or strongly discouraged (e.g., kite flying is prohibited).
- B. Metal fences must be grounded in accordance with applicable safety codes.
- C. Lighting standards shall not exceed a maximum height of 15 feet and not placed directly under the conductors (wires). All lighting standards must be grounded.
- D. All vegetation on the easement shall not exceed a maximum height of 12 feet at maturity.
- E. Structures are not allowed on the easement. Structures include, but are not limited to, buildings, sheds, swimming pools, basketball courts, tennis courts, gazebos, etc.
- F. No ground elevation changes are allowed which would reduce the ground to conductor clearance below 30 feet.

2. Safety Of Our Employees

Vegetation and encroachments into our right-of-way requires our crews to take action, which places them at risk. Therefore, any vegetation or encroachments that present a risk to our employees will not be allowed.

3. Restrictions Covered In The Easement

The easement prohibits the following: (1) any use that will interfere with or damage the equipment of the United States, (2) digging or drilling of a well, (3) erecting buildings or structures, (4) placing or piling up material within the easement boundaries. The easement gives Western the right to remove trees, brush or other objects interfering with the safe operation and maintenance of the line.

4. Maintenance Requirements

- A. Berms shall not be placed next to the base of the transmission line tower.
- B. Any proposed improvements to the easement (including grading, parking lot, lighting, landscaping, fences, etc.), must be reviewed by Western to assure that they will not interfere with the safe operation and maintenance of the transmission line.
- C. A 14-foot gate is required in any fences that cut off access along our easement.
- D. Thirty (30) feet of unobstructed access is to be maintained around towers.

5. Protection Of The Transmission Line Structure (Towers, Guy Wires, etc.)

- A. If the proposed use increases the possibility of a motor vehicle hitting the transmission line structure, an appropriate guard rail shall be installed to protect the structure (e.g., parking lots or roads).
- B. Trench digging, which would weaken or damage the structure, is prohibited.
- C. No ground elevation changes are allowed within 20 feet of the structure, and in no case shall the conductor to ground clearance be reduced below code limitation.

6. Roads Or Street Crossings

Western's policy is to have roads or streets cross the easement at right angles, or as nearly at right angles as possible, so that a minimum area of the road or street lies within the transmission line easement.

Requests for permission to use the transmission line right-of-way should be submitted to:  
Western Area Power Administration, Sierra Nevada Regional Office, Attn: Realty Officer,  
114 Parkshore Drive, Folsom, CA 95630.

## COMMENT SET 9

**GEORGE M. CARPENTER, JR.**

ATTORNEY AT LAW

141 Morella Court · Roseville · California 95747  
Telephone (916) 434-6660 · Facsimile (916) 434-6661  
Email: [georgemcarpenter@comcast.net](mailto:georgemcarpenter@comcast.net)

July 17, 2007

**VIA FACSIMILE ONLY (916) 574-2274**

Crystal Spurr, Staff Environmental Specialist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, California 95825

RE: Comments on Notice of Preparation; PG&E Natural Gas Line 406 & Line 407  
Natural Gas Pipeline;  
CSLC Ref Files: W30169-4, W26210, R19806;  
SCH No. 2007062091

Dear Ms. Spurr:

I am writing to provide comments on the above referenced project and to request that the project environmental impact report address these comments. I represent the Measure M Owner's Group which is developing the 7500-acre Sutter Pointe Specific Plan in south Sutter County. The Sutter Pointe development is centered around the intersection of Riego Road and State Route 99/70. The proposed pipeline traverses through the heart of the plan area.

The construction of a new high pressure natural gas pipeline through the heart of the Sutter Pointe development is problematic if not properly planned and constructed. The proposed alignment of the proposed pipeline as it traverses the Sutter Pointe development is along the northerly side of Riego Road, a narrow two lane rural (but heavily used) road.

Riego Road will be improved into a 6 and 8 lane major arterial as a part of the Sutter Pointe development. As such, it is going to be a primary arterial through this new community, along with all the normal high intensity residential and commercial properties abutting a major urban arterial.

The danger of explosion of the proposed pipeline will pose major risks to life and property unless the proposed pipeline is planned, designed and constructed with the forethought necessary to allow the placement of a major natural gas pipeline in an urban setting. The exact placement of the pipeline along the roadway, the methods and materials of construction, and the class and depth of the pipeline will have a dramatic effect on the level of risk that the proposed pipeline will pose to the residents of Sutter Pointe.

9-1

Ms. Crystal Spurr  
California State Lands Commission  
July 17, 2007  
Page 2

Knowing that PG&E was planning this natural gas pipeline through Sutter Pointe, the Sutter Pointe Specific Plan, currently under review by Sutter County, calls for the standards of care that must be met in order to place major energy and communications facilities within the limits of the community. The applicable portions of these standards that apply to the proposed natural gas pipeline are cited below:

"Natural Gas Facilities

"New high pressure gas mains and all other large scale gas transmission and distribution facilities shall be located within railway and electric transmission corridors, along major arterial roads, and wherever possible, within existing easements. If not feasible, these gas mains shall be placed as close to existing easements as possible. To protect the public health and safety, all gas mains shall be designed to minimize the threat of potential loss of property and human life in the event of a rupture and explosion of the gas main.

"The design of all new gas mains shall ensure that the normal building setbacks provided in the zoning requirements and development standards established for all land use zones within this Specific Plan are sufficient to protect the health and safety of the public from the threat of explosion and fire from gas main rupture. New high-pressure gas mains and all other large-scale gas transmission and distribution facilities shall not be located within 1,500 feet of any existing or proposed school site.

"The design of all new high-pressure gas mains and all other large scale gas transmission and distribution facilities within 500 feet of any existing or proposed residential land uses shall include the preparation of an estimated annual individual risk assessment by a qualified professional to prove that the individual risk levels are below  $1 \times 10^{-6}$  (one-in-a-million). The design of these facilities shall also be designed in accordance with the minimum standards of the regulatory body governing the utility provider in an urban environment.

"Proposals to locate all new high-pressure gas mains and all other large-scale gas transmission and distribution facilities shall be submitted to the County Community Services Department for review and comment in the form of a Specific Plan Conformity request. The submittal shall include a discussion of mitigation measures to be utilized indicating the specific site treatments to be employed."

We respectfully request that the EIR address the siting and alignment of the proposed pipeline in conjunction with the above standards. Specifically, we request the following be addressed:

Ms. Crystal Spurr  
California State Lands Commission  
July 17, 2007  
Page 3

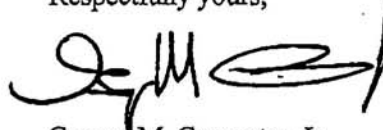
1. With respect to the annual risk assessment, the assessment should assume the existence of low, medium and high-density residential dwellings and commercial/retail buildings being constructed at the edge of the proposed 50' wide easement of the pipeline. 9-2
2. The alignment of the proposed pipeline should be carefully chosen to accommodate future improvements being made to Riego Road as it is improved from its rural two land configuration into a major 6-8 land urban arterial. 9-3
3. The alignment of the proposed pipeline should be coordinated such that its placement in the proposed landscape corridor (including major tree plantings along the proposed pedestrian and bicycle path that will parallel the north side of Riego Road) will accommodate these planned future roadway improvements. 9-4
4. The proposed easement language should accommodate these future improvements and be a non-exclusive easement. 9-5
5. The vertical alignment of the pipeline should contemplate and make provisions for future utility crossing (water, sewer and drainage) that will be necessary to service the proposed Sutter Pointe development. 9-6

We look forward to working with the applicant in the resolution of these issues. Please feel free to call our civil engineer, Mr. Ken Giberson, PE, if you need additional information. His contact information is as follows:

Ken Giberson, PE  
MacKay & Soms Civil Engineers, Inc.  
1771 Tribute Road, Suite E  
Sacramento, CA 95815  
916-929-6092

Thank you for allowing us to provide comments on the proposed project.

Respectfully yours,



George M. Carpenter, Jr.

cc: Chris Ellis, PG&E  
Ken Giberson, MacKay and Soms

**RESPONSE TO COMMENT SET 8**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
8-1	4.9 - Land Use and Planning	4.9-12, and 4.9-19 to 4.9-20



**RESPONSE TO COMMENT SET 9**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
9-1	4.9 - Land Use and Planning	4.9-18 to 4.9-23
9-2	4.7 - Hazards and Hazardous Materials Describes the Risk Assessment and the High Consequence Areas (HCAs)	4.7-13 to 4.7-46
9-3	2.0 - Project Description 4.13 - Transportation and Traffic	Entire Section 4.13-16 to 4.13-24
9-4	4.1 - Aesthetic Resources 4.4 - Biological Resources	4.1-14 4.4-18, and 4.4-61 to 4.4-107
9-5	2.0 - Project Description	Entire Section
9-6	4.12 - Population and Housing / Public Services / Utilities and Service Systems	4.12-25



Natural Resources Conservation Service  
221 West Court, Suite 1  
Woodland, CA 95695

PHIL HOGAN  
District Conservationist  
(530) 662-2037 x111  
phil.hogan@ca.usda.gov

July 17, 2007

Crystal Spurr, Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825

**PROJECT:** PG&E Line 406 Natural Gas Pipeline

Dear Ms. Spurr:

My comments only concern the section of the above-mentioned pipeline in the Hungry Hollow area of Yolo County (beginning of the project just west of County Road 85) east to Interstate 505.

Attached are the following:

- 1) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Base Map
  - 2) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Topography
  - 3) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Soils
  - 4) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – FEMA Flood Zones
  - 5) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Protected Species
  - 6) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Groundwater Protection Areas
  - 7) Limitations for the Soils (Shallow Excavations)
  - 8) Limitations for the Soils (Corrosion of Steel)
  - 9) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Corrosion of Steel
  - 10) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Howard Lopez Properties
  - 11) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Howard Lopez Properties - SOILS
  - 12) Map: PG&E Proposed 406 Pipeline, Hungry Hollow, Yolo County Part – Howard Lopez Properties - TOPOGRAPHY
- Number of acres in the Hungry Hollow area impacted by the pipeline (50-foot easement): 34 (29,765 feet X 50 feet)
  - Number of acres in the Hungry Hollow area impacted by the pipeline (30-foot restricted area) for Howard Lopez property: 3.0

**Reducing Impact on Agricultural Land**

- The pipeline should be located along roads, not through the middle of farm fields.
- Pipelines located in fields make farming more difficult
- The 30-foot restriction of permanent crops (orchards, vineyards, etc.) results in a potential economic loss to the landowner should they want to plant these types of crops in the future. Is the landowner to be compensated for this loss?
- Will there be more to the pipeline in the area, such as compressors and other infrastructure?

10-1

**How Will the Following Be Addressed?**

- Impacts on crop production
- Topsoil and subsoil Mixing
- Soil compaction
- Erosion control in the construction and restoration right-of-way
- Impacts on drainage and irrigation systems
- Impact on residences
- Effects on property values
- Impacts on future farm expansions.

10-2

PHIL HOGAN

District Conservationist

Cc:

Howard Lopez, Landowner

Paul Robins, Executive Director, Yolo County Resource Conservation District

John Bencomo, Director, County of Yolo Planning, Resources & Public Works Department

**RESPONSE TO COMMENT SET 10**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
10-1	2.0 - Project Description (above ground facilities) 3.0 - Alternatives and Cumulative Projects 4.2 - Agricultural Resources	2-30 to 2-32 Entire Section 4.2-22 to 4.2-25
10-2	4.2 - Agricultural Resources 4.6 - Geology and Soils 4.8 - Hydrology and Water Quality	4.2-22 to 4.2-25 4.6-37 to 4.6-39 4.8-15, and 4.8-19 to 22

**COMMENT SET 11**



**PLACER COUNTY  
FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

Ken Grehm, Executive Director  
Brian Keating, District Engineer  
Andrew Darrow, Development Coordinator

July 17, 2007

Maywan Krach  
Placer County  
Community Development Resource Agency  
3091 County Center Drive  
Auburn, CA 95603

**RE: PG&E Line 406 & Line 407 Natural Gas Pipeline / NOP of a Draft EIR**

Maywan:

We have no comments regarding the subject project at this time.

11-1

Andrew Darrow, P.E.  
Development Coordinator

d:\data\letters\cr07-168.doc

## **RESPONSE TO COMMENT SET 11**

### **Comment 11-1**

This comment notes that Placer County Flood Control and Water Conservation District has no comments regarding the project at this time. No response is necessary.

**COMMENT SET 12**

July 17, 2007

Sent via U.S. Mail and E-Mail

Crystal Spurr, Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825



**WILDLANDS, INC.**

RE: Notice of Preparation, PG&E Line 406 and Line 407 Natural Gas Pipeline

Dear Ms. Spurr,

Thank you for the opportunity to comment on the Pacific Gas and Electric Company's proposed project to construct a new natural gas pipeline from Esparto in Yolo County to Roseville in Placer County. Based upon the preliminary mapping provided in the notice, it appears that the preferred route will bisect property owned by Sacramento River Ranch, LLC, and managed by Wildlands, Inc., an environmental mitigation banking company, as an environmental preserve.

The Sacramento River Ranch totals approximately 4300 acres and provides a variety of habitat types for threatened and endangered species including the Valley Elderberry Longhorn Beetle and Swainson's hawk. The ranch is also in the final stages of approval by the U.S. Army Corps of Engineers to establish the Sacramento River Ranch Wetland Mitigation Bank which will provide jurisdictional seasonal wetland habitat to project proponents impacting wetlands in the Sacramento region. In addition, the preserve also offers a site for agricultural mitigation as required by the County of Yolo as a condition of approval to develop agricultural land.

Sacramento River Ranch, LLC, supports PG&E's efforts to provide greater capacity and service reliability to the existing gas transmission and distribution system in the Sacramento Valley Region. However, we are concerned that the construction and subsequent permanent easement and restrictions bisecting our property could result in disruption to and net loss of sensitive species and biological habitat, and would hinder our ongoing efforts in the realm of mitigation and conservation banking.

We look forward to working with the California State Lands Commission during the environmental review process to eliminate or reduce the impacts of the proposed pipeline to the Sacramento River Ranch. Please feel free to contact us at (916) 435-3555 to schedule a meeting and site visit. Please also add our name and address to your mailing list for project updates and upcoming meetings.

Sincerely,

Jeff Mathews  
Director of Sales and Marketing  
Wildlands, Inc.

12-1

**RESPONSE TO COMMENT SET 12**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
12-1	4.9 - Land Use and Planning	4.9-19 to 4.9-20





**Community Development**

311 Vernon Street  
Roseville, California 95678-2649  
July 18, 2007

Crystal Spurr, Staff Environmental Scientist  
CA State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825

Via: Email and Regular Mail

spurrc@slc.ca.gov

**Subject: PG&E Line 406 and Line 407 Natural Gas Pipeline – NOP Comments**

Dear Ms. Spurr:

Thank you for the opportunity to review and comment on the Notice of Preparation for the above referenced natural gas pipeline project. The City of Roseville has reviewed the proposed project and has identified the following issues as outlined below:

**Public Works Department**

- 1. Given the fact that Baseline Road is a major arterial roadway within the City of Roseville, the Draft Environmental Impact Report (DEIR) should evaluate what impacts the proposed project would have on traffic circulation in Roseville during construction. The NOP states that the pipeline would be constructed along Baseline Road. Staff would like the proposed pipeline alignments to be better defined in the DEIR. For example, would the pipeline route be within the existing paved roadway along Baseline Road? Or would the alignment be parallel to, but outside of the existing roadway? If it is located outside the roadway, would the alignment be constructed to the North or South of Baseline Road? **13-1**
- 2. The DEIR should consider the future widening of Baseline Road with multiple planned signalized intersections. The alignment of the proposed gas line may be influenced by potentially deep foundations for signal poles and the required control apparatus. **13-2**

**Planning Department**

- 3. In the analyses of the potential for hazardous conditions near sensitive resources such as schools and residences, the DEIR should identify school district policy relative to locating schools in close proximity to gas lines, pressure limiting stations, and associated infrastructure. **13-3**

Thank you for your consideration of our comments. Should you have any questions concerning this letter, please contact me at (916) 774-5334.

Sincerely,  
  
Mark Morse  
Environmental Coordinator

**RESPONSE TO COMMENT SET 13**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
13-1	2.0 - Project Description 4.13 - Transportation and Traffic	Entire Section 4.13-3, 4.13-7, 4.13-12, 4.13-20 to 4.13-24
13-2	2.0 - Project Description 4.13 - Transportation and Traffic	2-24 to 2-50 4.13-17 to 4.13-25
13-3	3.0 - Alternatives and Cumulative Impacts 4.3 - Air Quality 4.7 - Hazards and Hazardous Materials  4.9 - Land Use and Planning 4.10 - Noise  4.12 - Population and Housing / Public Services / Utilities and Service Systems 4.13 - Transportation and Traffic	3-3, and 3-55 to 3-57  4.3-17 4.7-2, 4.7-5, 4.7-6, 4.7-32, 4.7-38, and 4.7-42 to 4.7-44 4.9-1, and 4.9-29 to 4.9-32 4.10-5, 4.10-19, and 4.10-30 to 4.10-32 4.12-8 and 4.12-9  4.13-19 (APM-TRANS-5), 4.13-24 and 4.13-24



COMMENT SET 14

001-016

July 18, 2007

California State Lands Commission  
100 Howe Avenue, Suite 100  
Sacramento, CA 95825-8202

Attn: Crystal Spurr

Subject: PG&E Line 406 and Line 407 Natural Gas Pipeline  
CSLC Ref Files: W30169-4; W26210; R19806  
SCH # 2007 062091

Dear Ms. Spurr,

We represent Donahue Schriber who is proposing to develop the 76 acre commercial project at the northwest corner of Fiddymont Road and Baseline Road in the City of Roseville. The project lies within the boundaries of the Sierra Vista Specific Plan which is currently being processed in the City of Roseville.

We are concerned about the location and depth of the proposed 30-inch gas pipe line. The environmental document for the proposed gas pipeline should discuss where the line is proposed i.e. the north or south side of Baseline Road. It should also evaluate the depth of the pipeline and consider the locations and depths of existing and proposed drainage crossings of Baseline Road. The environmental document should also recognize and evaluate how the proposed pipeline will interface with the future widening of Baseline Road and the locations and depths of water mains, sanitary sewer lines and dry utilities lines which will run parallel to Baseline Road along its north side.

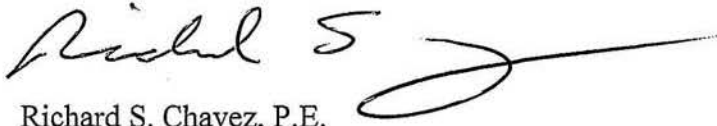
14-1

Please advise us of the progress of the environmental document and of the development of the preliminary or final alignment plans for the gas pipeline. We would like the opportunity to review these documents and provide comments and/or information on existing or proposed facilities adjacent to our project boundaries.

Page 2  
July 18, 2007

Thank you for the opportunity to comment on the N.O.P.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard S. Chavez". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard S. Chavez, P.E.

cc: Jan Petersen – Donahue Schriber  
Mark Perlberger – HalBear Enterprises  
Nick Alexander – NG Alexander Real Estate Development LLC  
Jeff Ronten – D. F. Properties, Inc.  
Ken Denio – D. F. Properties, Inc.  
Mark Sauer – MacKay & Soms

**RESPONSE TO COMMENT SET 14**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
14-1	2.0 - Project Description 4.13 - Transportation and Traffic	Entire Section 4.13-3, 4.13-7, 4.13-12, 4.13-20 to 4.13-24

**COMMENT SET 15**

**WIRTH REAL ESTATE / VALUATION SERVICES**

Robert B. Wirth, Jr.

*Certified General  
Real Estate Appraisers*

July 18<sup>th</sup>, 2007

*Crystal Spurr, Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825*

Re: PG&E Pipeline Project

Dear Ms. Spurr,

Our family owns land within the described project area L-407 West of the preferred route described for the above mentioned project.

Vesta E. Wirth, Yolo County APN 027-280-01.

On June 19<sup>th</sup> 2007 you sent out requests for comments related to preparation and scoping of the EIR. Please note the following requests for inclusion in your EIR considerations.

Our family owns nearly 1,200 acres in Yolo and Napa Counties. We have noted some trends in public acquisitions related to right of ways across our lands which primarily relate to acquisition contractors hired by the various agencies seeking rights of ways.

The acquisition contractors appear motivated to acquire rights of way at economic prices for the agencies they serve. They are unfortunately less motivated to adhere to ethical practices which are designed to protect the rights of the owners who's property rights are the subject of the taking endeavors. The contractors we have recently had experience with were working for PG&E so we are concerned about the quality of this endeavor.

This letter constitutes a request to include and provide acquisition guidelines for the typical area to be acquired for permanent as well as temporary construction easement and the rights to be taken within those areas. The rights to be acquired should be specified within the EIR and designed to be simple and straight forward to accomplish project requirements and protect the owners impacted by the project.

15-1

1.) The EIR should develop and detail typical physical requirements of the easement and the physical (area) requirements should not exceed the area required for the pipeline. (Ie: don't acquire 20 ft. if 8 ft. is what is needed. Also monitor the depth to accommodate the depth of typical farm implements utilized in modern farm practices.)

15-2

2.) Develop the rights to be acquired within the easement physical area. Instruct acquisition contractors in advance of the standard rights to be acquired. Do not allow creative restructure of rights to be acquired. (Ie: one example I have seen in the past ten years attempted to obtain permanent restrictions over temporary work area while paying only for temporary use.) The federal government maintains typical and standard easement language for many types of easements. While there may be need for special language in some circumstances it should be addressed with an authorized exception process which includes review to protect the rights of private owners.

15-3

Do not include excessive restrictions on surface rights that would restrict use of property beyond the area of the easement acquired. The property rights affected are much broader in that instance. (Ie: restrictions affecting construction of driveways which cross over the easement area. While it is understandable where a roadway or any surface structures should not be placed over the length of the easement, restrictions which limit perpendicular crossing can be excessively limiting to rights of use outside the easement area.)

15-4

Respectfully Submitted,

Robert B. Wirth, Jr.  
Real Estate Appraiser / Consultant  
Occupant 13455 Hwy 113  
Woodland, CA 95776  
rbwirth@netscape.com

**RESPONSE TO COMMENT SET 15**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
15-1	2.0 - Project Description	2-17, and 2-32 to 2-37
15-2	2.0 - Project Description 4.2 - Agricultural Resources	2-17, and 2-32 to 2-37 4.2-8, 4.2-22 to 4.2-25
15-3	4.2 - Agricultural Resources	4.2-22 to 4.2-25
15-4	4.2 - Agricultural Resources	4.2-22 to 4.2-25



**DUANE CHAMBERLAIN**  
Supervisor, Fifth District  
Yolo County Board of Supervisors

625 Court Street, Room 204  
Woodland, CA 95695-3448

Office (530) 666-8627  
Fax (530) 666-8193  
duane.chamberlain@yolocounty.org

July 18, 2007

Ms. Crystal Spurr  
Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, suite 100 South  
Sacramento, CA 95825

Dear Ms. Spurr,

Thank you for giving me the opportunity to make comments regarding the proposal to construct a 30-inch diameter natural gas line beginning in Esparto. I understand the need to construct the line, but I am deeply concerned with this proposal.

My main concern is the depth of the pipeline itself. My staff sent an e-mail to Alisa Okelo-Odongo, of PG&E, asking how deep the pipe would be placed. The response my staff received was four to five feet from the top of the pipeline. This is unacceptable. Yolo County is an agricultural county. We pride ourselves on the preservation of agricultural lands and this project undermines the ability of local farmers to maintain their farming practices. It also places unfair agricultural restrictions on farmers and landowners.

I have spoken with a number of farmers who are concerned with the project. The farmers believe the pipeline should be placed deeper. I believe the top of the pipeline should be eight feet below the ground to allow for farming practices.

Again, I understand the necessity to provide better service to your customers, but I am respectfully asking that this pipeline be placed deeper in the ground so it does not prohibit our farmers from doing their business.

Thank you for your time and please do not hesitate to contact me should you have any questions.

Sincerely,

Duane Chamberlain  
Fifth District Supervisor

16-1



**RESPONSE TO COMMENT SET 16**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
16-1	2.0 - Project Description 4.2 - Agricultural Resources	2-15 to 2-19, 2-49, and 2-60 4.2-22 to 4.2-25



YOLO COUNTY FARM BUREAU

69 West Kentucky Avenue • P.O. Box 1556, Woodland, California 95776  
530-662-6316 • FAX 530-662-8611 • www.yolofarmbureau.org

PRESIDENT  
Joe F. Martinez  
1ST VICE-PRESIDENT  
Tim Miramontes  
2ND VICE-PRESIDENT  
Chuck Dudley  
SECRETARY/TREASURER  
Denise Sagara

July 18, 2007

Crystal Spurr, Staff Environmental Scientist  
California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento CA 95825  
FAX: 916.574.2274

RE: CSLC EIR No.: 740  
Project: PG&E Line 406 and Line 407 Natural Gas Pipeline

Dear Ms. Spurr;

Thank you for allowing Yolo County Farm Bureau to make comments on the preliminary report.

Farm Bureau recognizes there is and will continue to be major growth in the area and PG&E needs to expand their natural gas delivery system. After reviewing the preliminary report we would like to make the following comments:

- 1) Very few landowners received notification of this project. Everyone should be contacted if they will be directly affected. 17-1
- 2) Reclamation District 1600 was not contacted. There are hazard and right-of-way issues which would put the public directly at risk. The district's lawyers and engineers need to be consulted before any plans are made to place this pipeline through their district. 17-2
- 3) There is nothing in the report to indicate the actual depth of the pipeline. There are common agricultural practices that go into the 4 – 5 feet deep area. 17-3
- 4) Why are the alternative locations not going to be submitted? A landowner property north of Esparto is concerned about the plan to place this pipeline right through the middle of his field. This would create two much smaller farmable fields. The field is large enough to be as attractive as a farmable parcel – making it into two smaller parcels can make it more difficult to farm in row crops. Either alternative A or B (placing the pipeline further north of the Esparto area) is preferable, but they were told these two alternatives aren't being submitted. Why? 17-4
- 5) One landowner (who was not contacted) is opposed to plans to locate the pipeline directly across from his home – 25 feet from the front yard and 75 feet from his home. This clearly is not acceptable, especially if the pipeline would only be 4 – 5 feet underground. Who would want a pipeline with a potential for a deadly explosion placed next to his family home? 17-5
- 6) Construction of this project needs to be done during the dry season to avoid severe compaction of the land. Reclamation District 1600 cannot have construction during the wet season as it interferes with their flood control operations. 17-6

Please add our name to the list so we can make comments on the EIR when it is published

Sincerely,

Joe F. Martinez  
President

**RESPONSE TO COMMENT SET 17**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
17-1	Appendix A	
17-2	2.0 - Project Description 4.7 - Hazards and Hazardous Materials	Entire Section 4.7-13 to 4.7-46
17-3	2.0 - Project Description 4.2 - Agricultural Resources	2-15 to 2-19, 2-49, and 2-60 4.2-22 to 4.2-25
17-4	3.0 - Alternatives and Cumulative Projects	Entire Section
17-5	2.0 - Project Description 4.7 - Hazards and Hazardous Materials	Entire Section 4.7-13 to 4.7-46
17-6	2.0 - Project Description 4.8 - Hydrology and Water Quality	2-32 to 2-80 4.8-14, 4.8-15, 4.8-20, 4.8-21



July 19, 2007

California State Lands Commission  
Ms. Crystal Spurr, Staff Environmental Scientist  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the  
PG&E Line 406 and Line 407 Natural Gas Pipeline

Dear Ms. Spurr:

The Yolo-Solano Air Quality Management District (District) received a copy of the NOP for the above referenced project and appreciates the opportunity to review and offer comments. The area in our District's jurisdiction includes all of Yolo County and the northeastern portion of Solano County. For all projects, impacts to air quality are a concern for various pollutants, including regional impact of ozone, the impact of fine particles such as particulate matter less than 10 microns (PM10), and the localized impact of Hazardous Air Pollutants (HAPs).

18-1

The proposed PG&E Natural Gas Pipeline project includes construction of a 30-inch diameter pipeline approximately 40 miles long from Esparto in eastern Yolo County to West Roseville in Placer County. As noted in the NOP, the DEIR will evaluate the project's impact on regional air pollutants and their precursors as well as localized fugitive dust impacts. In addition, the analysis will address both operational (long-term) and construction level (short-term) impacts. As a reminder, the District considers a project significant if:

1. The project's emissions exceeds 82 pounds per day (ppd) of Reactive Organic Gases (ROG) or Oxides of Nitrogen (NOx), or 150 ppd of PM10.
2. The project would cause an exceedance of a California Ambient Air Quality Standard for any of the other criteria pollutants (i.e., Carbon Monoxide (CO), Nitrogen Dioxide (NO<sub>2</sub>), etc.)
3. The project contributes to an exceedance of or locates a sensitive receptor (e.g., school, households, etc.) within the District's action levels for acute or chronic hazard index of 1 or greater and 10 in a million increase cases for cancer.

18-2

The Sacramento Metropolitan Air Quality Management District Roadway Construction Emissions Model is considered to be the appropriate computer program for estimating project construction emissions from linear based projects, like pipeline installation. The Model is available for download from the webpage: [www.airquality.org/ceqa/index.shtml#construction](http://www.airquality.org/ceqa/index.shtml#construction).

18-3

If the project is determined to be significant, mitigation measures are included below for Lead Agency consideration. The following list is not intended to be an exclusive list of possible measures, and the Lead Agency is encouraged to explore and incorporate additional feasible mitigation measures.

18-4



The mitigation of construction equipment exhaust should include strategies that reduce NOx, ROG, and PM10 emissions. These strategies may include restricting unnecessary vehicle idling to 5 minutes, incorporating catalyst and filtration technologies, and modernizing the equipment fleet with cleaner repowered and newer engines, among others. Many of the heavy-duty diesel mitigation measures may qualify for state and District incentive funding programs. Contact the District if interested in knowing more about our incentive funding programs.

18-4

As a side note, the District would like to point out that independent of the CEQA process, the following District Rules and Regulations may apply to the project:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, RINGELMANN CHART.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, NUISANCE.
- Any open burning requires approval and issuance of a burn permit from the District and shall be performed in accordance with District Rule 2.8, OPEN BURNING, GENERAL.
- Portable equipment, other than vehicles, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, ARCHITECTURAL COATINGS.
- Cutback and emulsified asphalt application shall be conducted in accordance with District Rule 2.28, CUTBACK AND EMULSIFIED ASPHALT PAVING MATERIALS.
- District Rule 2.40 WOOD BURNING APPLIANCES prohibits installation of any new traditional "open hearth" type fireplaces.
- All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

18-5

In conclusion, the District appreciates receiving this NOP and the opportunity to discuss the recommendations presented in this letter. A properly prepared air quality section will inform decision-makers and the public about the project's impacts and facilitate meaningful public dialogue. If you require additional information, please contact Dan O'Brien at (530) 757-3677.

Sincerely,

*Matthew R Jones*

Mathew R. Jones  
Senior Air Quality Planner

## RESPONSE TO COMMENT SET 18

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
18-1	4.3 - Air Quality	Entire Section
18-2	4.3 - Air Quality	Entire Section
18-3	4.3 - Air Quality	Entire Section
18-4	4.3 - Air Quality	Entire Section
18-5	A list of District rules and regulations that might apply to the project were provided. No response necessary.	

July 20, 2007

Ms. Crystal Spurr  
California State Lands Commission  
100 Howe Avenue  
Suite 100-South  
Sacramento, CA 95825-8202



WILDLANDS, INC.

**RE: State Clearinghouse Number 2007062091  
PG&E Line 406/407 Project, Sacramento Valley**

Dear Ms. Spurr:

We learned about the above referenced project through the California State Clearinghouse, which publishes information on projects currently under California Environmental Quality Act (CEQA) review. One of the potential conditions of your CEQA review may require the permit applicant to mitigate for any wetland, wildlife habitat or agricultural impacts. Wildlands, Inc. specializes in providing a cost effective and environmentally sound solution to meet these mitigation requirements.

Wildlands, Inc. owns and operates multiple mitigation and conservation banks throughout California. Credits may be currently available for sale for any project required to provide mitigation in your area.

Please feel free to contact me or our Sales Coordinator Julie Maddox at (916) 435-3555 to inquire about how Wildlands can solve your mitigation requirements.

Very truly yours,

Wildlands, Inc.

  
Brian Monaghan  
Project Director

19-1

**RESPONSE TO COMMENT SET 19**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
19-1	4.9 - Land Use and Planning 4.4 - Biological Resources	4.9-19 to 4.9-20 Entire Section



Crystal Spurr - pipeline

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**From:** <dibblesbs@inreach.com>  
**To:** <spurrc@slc.ca.gov>  
**Date:** 07/26/2007 10:14 AM  
**Subject:** pipeline

---

I am sorry about thru lateness of this, but I just found out about the pipeline.  
I am strongly opposed to this pipeline going across our property, we have such small acreage that it is hard to make enough money on the property to pay the taxes. This pipeline would restrict what we could plant making it harder to do this.  
I do not understand why you could not use one of the other routes as there is nothing but hill land to infringe on. I know this is probably the cheapest route, but what about the inconvenience to us small farmers. The county did not care about us when they put in the rock plant to the west of us, hopefully you will.  
I live on 27960 C.R. 19.  
Thank you for your time.  
William L. Dibble

20-1

## RESPONSE TO COMMENT SET 20

Comment Number	Section of Draft EIR	Page Number(s)
20-1	3.0 - Alternatives and Cumulative Projects Alternative Options D and E were evaluated because they would avoid bisecting agricultural fields located between CR-17 and CR-19 east of CR-87. Each alternative is analyzed in all of the resource sections (4.1 through 4.14) of the Draft EIR.	3-14, 3-53, and Figure 3-2D



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Sacramento Fish and Wildlife Office  
2800 Cottage Way, Room W-2605  
Sacramento, California 95825-1846

In reply refer to:  
1-1-07-TA-1220

OCT 29 2007

Christoffer Ellis  
Pacific Gas and Electric Company  
Technical and Land Services  
2730 Gateway Oaks Drive  
Sacramento, CA95833

Subject: Pacific Gas and Electric Line 406 and 407 Project in Yolo, Sutter,  
Sacramento, and Placer Counties, California

Dear Mr. Ellis:

This responds to the *Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting* (NOP) for the proposed Pacific Gas and Electric (PG&E) Line 406 and 407 project (proposed project). The U.S. Fish and Wildlife Service (Service) received this NOP on June 21, 2007. Due to staffing constraints, the Service was not able to respond within the mandated comment period. The Service provides the following comments to aid PG&E and the California State Lands Commission, the California Environmental Quality Act (CEQA) lead agency, to prepare a Draft Environmental Impact Report (DEIR) that comprehensively addresses potential impacts to federally-listed species. The primary concern and mandate of the U.S. Fish and Wildlife Service (Service) is the protection of federally-listed species pursuant to the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*) (Act).

PG&E proposes to construct a new 30-inch diameter, 40-mile long natural gas pipeline to transmit and distribute natural gas to growing communities in Placer, Sutter, and Sacramento counties. Line 406 would begin on the existing Line 400 and 401 in Yolo County at the base of the Coast Range and extend to the existing Line 172A near the town of Yolo. Line 407 would extend from Line 172A east to the existing Line 123 near the city of Roseville in Placer County. A proposed distribution feeder main would extend south from Line 407 along Riego Road in Sutter County along Power Line Road and terminate at Elverta Road in Sacramento County.

Of primary concern to the Service are the potential for the proposed project to affect the following species:

- endangered vernal pool tadpole shrimp (*Lepidurus packardii*),
- endangered Conservancy fairy shrimp (*Branchinecta conservatio*),
- endangered Sacramento orcutt grass (*Orcuttia viscida*),
- endangered palmate-bracted bird's-beak (*Cordylanthus palmatus*),
- threatened slender orcutt grass (*Orcuttia tenuis*),
- threatened vernal pool fairy shrimp (*Branchinecta lynchi*),
- threatened giant garter snake (*Thamnophis gigas*),
- threatened California red-legged frog (*Rana aurora draytonii*),
- threatened California tiger salamander (*Ambystoma californiense*),
- threatened Colusa grass (*Neostapfia colusana*),
- threatened valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*),
- threatened delta green ground beetle (*Elaphrus viridis*),

21-1

**Direct Effects**

The Service believes that the proposed project may directly affect the aforementioned species. Temporary and permanent ground disturbance from the clearing of pipeline right-of-way (ROW), trenching to install the pipeline, and construction of permanent and temporary access roads are all activities of concern. Excavation activities may result in increased erosion, leading to siltation of wetlands and other receiving water features, including drainage and irrigation canals (habitat for giant garter snake), and vernal pool features (habitat for vernal pool fairy shrimp, vernal pool tadpole shrimp, and vernal pool plants).

21-2

Giant garter snakes may be killed or injured by trenching activities to install pipeline. Giant garter snakes typically utilize aquatic habitats during their "active period" (May 1 – October 1) and are better able to escape danger associated with ground disturbance from heavy equipment. In the inactive period (October 2 – April 30), giant garter snakes typically retreat into terrestrial uplands to overwinter in mammal burrows and crevices, and are less mobile. The Service is concerned that activities associated with installing pipeline may result in adverse effects to giant garter snakes through direct mortality, harm, or harassment. The Service recommends that the DEIR address how these effects will be avoided, minimized, and, if necessary, off-set through compensatory mitigation by PG&E.

21-3

Vernal pool species are threatened primarily by loss and fragmentation of existing habitat. Vernal pool complexes, which are mosaics of wetted pools which are hydrologically connected and include the associated upland habitat and local watersheds essential for the function of the pools, must be preserved on a landscape level to ensure the persistence of the species that inhabit them. Although dispersal of vernal pool crustaceans between complexes is and probably always

21-4

has been relatively low, fragmentation of existing intact complexes could contribute to the loss of genetic diversity of vernal pool species, and reduce the likelihood of recolonization from other populations. Fragmentation by conversion or degradation of habitat may essentially serve as a barrier to dispersal. It is essential that large, contiguous areas of uninterrupted vernal pool habitat, including both wetted and upland components, be preserved across the range of each of the listed species to "buffer" against unforeseen stochastic events.

Construction of access roads or pipeline ROWs may serve to fragment existing vernal pool complexes by introducing impermeable or hardpacked surface which may disrupt the hydrology and mechanisms by which vernal pool species disperse. Vernal swales, which are sometimes present in vernal pool complexes and serve to "connect" pools, could be truncated by access roads or ROWs.

Ground disturbance associated with pipeline installation may result in colonization by non-native plants, animals, and insects. Non-native species may outcompete with crustaceans and plants in vernal pools, prey directly on native vernal pool species, and outcompete or prey on species which pollinate vernal pool plants. In addition, depending on the local soil and geological conditions, the hardpan may be as little as a few inches below the surface, in which case subsurface excavation could "break" the hardpan. Maintaining the hardpan is necessary to ensure surface and subsurface water contributions to the vernal pool features remain intact; otherwise, the inundation period of features, which is critical for the vernal pool crustaceans to complete their life cycle, may be irreparably disrupted. The Service encourages PG&E to strive to route the pipeline to areas outside of and as far away as possible from existing vernal pool complexes to prevent this from occurring.

Elderberry (*Sambucus* sp.) shrubs are the sole host plant and food source for the valley elderberry longhorn beetle (beetle). If proposed activities include removing or transplanting elderberry shrubs, or any ground disturbing activities within 100 feet of elderberry shrubs, PG&E should use the Service's July 9, 1999, *Conservation Guidelines for the Valley Elderberry Longhorn Beetle*, which can be found at the website [http://www.fws.gov/sacramento/es/documents/velb\\_conservation.PDF](http://www.fws.gov/sacramento/es/documents/velb_conservation.PDF).

**Indirect and Cumulative Effects**

CEQA guidelines require a discussion of the ways in which a project could potentially foster economic or population growth or the construction of additional housing in the surrounding environment. The DEIR should address the potential for the proposed project to contribute to economic or population growth or the construction of additional housing in the surrounding environment. The Service recommends that the DEIR provide the above discussion by

21-4

21-5

21-6

Mr. Christoffer Ellis

4

examining the relationship between energy supply and land use planning for this project, and demonstrate how growth inducing impacts to federally-listed species will be avoided or reduced to a level below significance.

21-6

The Service recommends the DEIR include an analysis of how the proposed project may affect implementation of existing and pending habitat conservation plans.

### **Potential Impacts on the Natomas Basin Habitat Conservation Plan**

The DEIR should assess impacts of the proposed project on the Natomas Basin Habitat Conservation Plan's (NBHCP) operating conservation program. In particular, the DEIR should include a comprehensive and meaningful analysis of the proposed projects' effects on giant garter snake, the state-listed as threatened Swainson's hawk (*Buteo swainsoni*), and other Covered Species.

While the Service acknowledges that the proposed project is not urban development, the proposed project may result in significant effects to listed species in the Natomas Basin as a result of permanent and temporary habitat modification and disturbance, and is likely to adversely affect the implementation of the NBHCP (City of Sacramento *et al.* 2003). The proposed installation of natural gas pipeline could result in a loss habitat beyond that anticipated, analyzed and covered for take under Incidental Take Permits (ITPs) issued to the City of Sacramento (City), Sutter County, and the Natomas Basin Conservancy (Conservancy) for the NBHCP and could constitute a significant departure from the NBHCP's Operating Conservation Program. The NBHCP's ITPs cover the take of 22 plant and animal species, many of which are listed as endangered or threatened under the California Endangered Species Act and/or the Federal Endangered Species Act.

21-7

The ITPs issued to the Conservancy authorized the take of covered species associated with the restoration, enhancement, operation, and management of 7,758.5 acres of upland, managed marsh and rice preserves set aside as mitigation for the City's and Sutter County's development activities under the NBHCP. It appears that the route of the proposed Line 407 traverses through or directly adjacent to Conservancy preserves along Riego and Power Line roads. Activities associated with installation of a natural gas pipeline and establishment of a permanent utility easements in these preserves may negatively impact these preserves by: (1) resulting in additional direct, indirect and cumulative impacts to the NBHCP's 22 covered species; (2) negatively impacting restoration activities that have occurred or are planned in these preserves; (3) decrease biological connectivity between and within the Natomas Basin's three major geographic areas; (4) decrease the available acreage and locations of potential Conservancy acquisitions; and (5) adversely affect implementation of the NBHCP and its operating conservation strategy. The DEIR should address the impacts of the proposed project on the NBHCP's Operating Conservation Program.

Finally, the DEIR's should consider the potential indirect and cumulative impacts on the NBHCP's Covered Species. The following is a list of possible future projects that may represent reasonably foreseeable cumulative development in the basin. If they are deemed cumulative, the effects of the proposed project may be considerably greater in light of these potential land use changes, and result in increased conservation needs for the Covered Species in the basin.

Possible future projects in the Natomas Basin:

- Natomas Fish Screen Replacement Project
- Bureau of Reclamation's Sacramento River Water Reliability Study Project
- Sacramento Metropolitan Airport Expansion Project
- Sacramento Metropolitan Airport Master Plan
- Natomas Joint Vision Project
- Downtown to Natomas Rail Light Rail Transportation Project
- Sacramento Municipal Utility Substation Expansion Projects (numerous)
- Placer Parkway
- Western Area Power Agency's Sacramento Area Voltage Support Project
- Camino Norte (residential)
- Greenbriar (residential)

21-8

In highlighting what we view may be probable and reasonably foreseeable future development in the Natomas Basin, the Services recognizes that additional development in the basin beyond that authorized under the existing federal and State permits is proposed and all concerned parties should reasonably expect that to occur. Even though specific details regarding individual projects may not be available, the effects analysis needs to provide a more thorough assessment of reasonably foreseeable additional development in the basin and the cumulative impact of the proposed project in light of other reasonably foreseeable development on the long-term viability of the operating conservation program.

#### **Potential Impacts on the proposed Placer County Conservation Plan**

The proposed Placer County Conservation Plan (PCCP) is currently being developed. It is designed to address the increasing demand for urban development in western Placer County, while establishing a conservation strategy designed to avoid, minimize, and compensate for the loss or modification of wetlands, waters, and species habitat. Although the PCCP is not yet approved, the Service encourages PG&E to coordinate with Placer County, the City of Lincoln, and the other PCCP proponents to design their project which would avoid selecting an alternative which would preclude the success of a future PCCP.

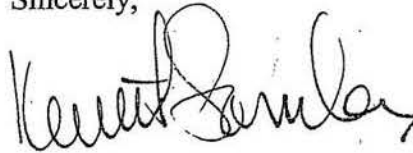
21-9

Mr. Christoffer Ellis

6

Please contact Jana Milliken, Senior Staff Biologist, at (916) 414-6561 if you have any questions concerning these comments for the Pacific Gas and Electric Line 406 and 407 Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Sanchez". The signature is fluid and cursive, with the first name being more prominent.

Kenneth Sanchez  
Assistant Field Supervisor

cc:

Mr. Todd Gardner and Mr. Jeff Finn, California Department of Fish and Game, Rancho Cordova, California

Ms. Crystal Spurr, California State Lands Commission, Sacramento, California

Mr. John Roberts, The Natomas Basin Conservancy, Sacramento, California

Mr. Scot Mende, City of Sacramento Planning Department, Sacramento, California

Mr. Larry Bagley, County of Sutter, Yuba City, California



**RESPONSE TO COMMENT SET 21**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
21-1	4.4 - Biological Resources	Entire Section
21-2	4.4 - Biological Resources	Entire Section
21-3	2.0 - Project Description 4.4 - Biological Resources	2-50 to 2-51 4.4-61 to 4.4-72 (APM BIO 25- APM BIO 28), 4.4-94 to 4.4-108
21-4	4.4 - Biological Resources	4.4-61 to 4.4-72 (APM BIO 24), 4.4-79 to 4.4-108
21-5	4.4 - Biological Resources	4.4-94 to 4.4-108
21-6	6.0 - Other CEQA Sections  Cumulative effects are discussed in each resource section of the Draft EIR	6-2 to 6-5
21-7	4.4 - Biological Resources	4.4-56, 4.4-58, 4.4-94 to 4.4-108
21-8	4.4 - Biological Resources  Cumulative effects are discussed in each resource section of the Draft EIR	4.4-138 to 4.4-142
21-9	4.4 - Biological Resources	4.4-59

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

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FAX (559) 225-3416

IRVINE  
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RIVERSIDE  
(951) 683-1122  
FAX (951) 683-1144

SACRAMENTO  
(916) 923-1200  
FAX (916) 923-1222

SAN DIEGO  
(619) 485-9526  
FAX (619) 485-9412

OUR FILE NUMBER:  
005484.00026  
180668v1

December 12, 2008

VIA FACISIMILE (916) 574-1810 AND U. S. MAIL

California State Lands Commission  
100 Howe Avenue Suite 1005  
Sacramento, CA 95825-1810

Att: Crystal Spurr

**Re: Request for Notices of Environmental Documents**

Dear Ms. Spurr:

This office represents the Center Unified School District ("District").

We are requesting a copy of all future notices regarding the preparation, availability, and/or review of environmental documents and hearings related to PG & E's proposed high pressure pipe line L-407 Phase 1, also referred to as 406/407 project on Base Line Road in Placer County. Please provide copies of all notices to:

Elizabeth B. Hearey  
Atkinson, Andelson, Loya, Ruud and Romo  
The Atrium, Suite 200  
5776 Stoneridge Mall Road  
Pleasanton, CA 94588

and

Center Unified School District  
8408 Watt Avenue  
Antelope, CA 95843-9116  
Att: Craig Deason, Assistant Superintendent Facilities and Operations

The proposed pipeline will impact a proposed District school site located within the Placer Vineyards Specific Plan Area on Base Line Road in Placer County.

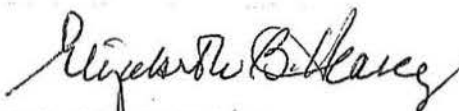
ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Crystal Spurr  
California State Lands Commission  
December 11, 1008  
Page 2

If you have any questions, please do not hesitate to contact me.

Very truly yours,

ATKINSON, ANDELSON, LOYA, RUUD &  
ROMO

A handwritten signature in cursive script, appearing to read "Elizabeth B. Hearey".

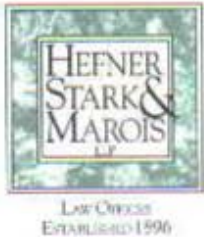
Elizabeth B. Hearey

EBH/rb

cc: Craig Deason (via email [cdeason@centerusd.k12.ca.us](mailto:cdeason@centerusd.k12.ca.us))  
Michael Winters (via email to [cfw@cfwcardiff.com](mailto:cfw@cfwcardiff.com))

## RESPONSE TO COMMENT SET 22

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
22-1	3.0 - Alternatives and Cumulative Impacts 4.7 - Hazards and Hazardous Materials 4.9 - Land Use and Planning	3-3, and 3-55 to 3-57 4.7-32 to 4.7-44 4.9-29 to 4.9-32



COMMENT SET 23

MARTIN B. STEINER  
EMAIL: MST@HEFNERSTARK.COM

2150 RIVER PLAZA DRIVE  
SUITE 450  
SACRAMENTO, CA  
95833-4136  
TEL: (916) 925-6620  
FAX: (916) 925-1127

January 7, 2009

Crystal Spurr  
California State Lands Commission  
100 Howe Ave, Suite 100-South  
Sacramento, CA 95825

*Via Email [spurre@slc.ca.gov](mailto:spurre@slc.ca.gov)  
and Regular Mail*

**Re: CSLC EIR No. 740 for PG&E Line 406/407 Project  
Compatibility and Adequacy of Alternatives Analysis Regarding  
Placer Vineyards Specific Plan**

Dear Ms. Spurr:

Our firm represents the Placer Vineyards Development Group, LLC ("Owners Group"). The Owners Group is comprised of the owners of property within the Placer Vineyards Specific Plan who were instrumental in promoting and obtaining approval of the Placer Vineyards Specific Plan in Placer County ("Specific Plan"). Over many years, our Owners Group worked with the County of Placer and other interested agencies and utilities, including PG&E, to design and obtain approval of a comprehensive land use plan, covering over 2,000 acres near the City of Roseville, to meet the needs for growth in Placer County. Finally, after many years of planning and re-planning the Specific Plan to meet the needs of the County and to be compatible with area-wide development constraints and plans, the Owners Group received approval from the County in July 2007 of the Specific Plan land use entitlements; a copy of the map showing the land uses approved for the Specific Plan is enclosed herewith. Please note, in particular, the high density uses planned along Baseline Road, including the high school site on Baseline Road and the elementary school site located within approximately 1,000 feet of Baseline Road.

During this process, PG&E was fully aware of the land uses being proposed for the Placer Vineyards project. PG&E provided comments in 2006 to the Draft Environmental Impact Report that was then being circulated as part of the Specific Plan, a copy of which comment letter is enclosed herewith. At no time did PG&E object to the proposed land uses or the proposed locations of these land uses within the Specific Plan. Instead, their comments to the Specific Plan DEIR were focused on the compatibility of their service plans for the area, including their plans for a future 24-inch gas transmission line along Baseline Road. We understood from these comments that these planned gas transmission lines were intended to serve the planned growth for the area and would be compatible with the land uses planned for

Placer Vineyards. At no point did PG&E indicate that the gas transmission line planned for Baseline Road would be installed or operated as a high pressure gas line.

Now, as part of the Line 406/407 Project, PG&E is seeking to install a 30-inch high pressure gas transmission pipeline (designed to operate at up to 975 psi) along Baseline Road to connect to an existing gas transmission line at the intersection of Baseline and Fiddymont Roads. The location of this proposed pipeline will run along the northern boundary of the Specific Plan and, as shown by the map of approved land uses for the Specific Plan, this high pressure transmission line is proposed to be located within 1,500 feet of a planned elementary school site, adjacent to a planned high school site, and along high density residential and high density retail commercial uses approved for the Specific Plan.

We understand that the California State Lands Commission ("CSLC") is the lead agency responsible for reviewing this Project and is in the process of preparing a comprehensive Draft Environmental Impact Report ("DEIR") to analyze the potential environmental impacts associated therewith. Our concern is that, as proposed in both the preferred route and alternative routes, the location of a high pressure gas transmission line either along the northern boundary of the Specific Plan or through the Specific Plan (as proposed in one of the alternatives) will be completely incompatible with the approved uses for the Specific Plan. Furthermore, we are concerned that the Alternatives Analysis as proposed in your Notice of Preparation will not adequately consider the full range of feasible alternatives that could avoid the adverse impacts of locating a high pressure gas line adjacent to and/or near approved school and high density residential and commercial uses for this area.

As proposed, the location of a high pressure gas transmission line along Baseline Road will place two approved school sites in conflict with school siting requirements that must be followed by the school district when acquiring the approved sites. Section 14010(h) of Title 5 of the California Code of Regulations prohibits school districts from acquiring a school site located within 1,500 feet of an easement for an underground pipeline if such pipeline could pose a safety hazard as determined by a risk analysis study. We have confirmed with the Center Unified School District (within whose jurisdiction the approved school sites are located) that, in recognition of this State siting regulation and the inherent risks of locating school children near high pressure gas transmission lines, the School District will not agree to acquire school sites within 1,500 feet of a high pressure gas line. Accordingly, if Line 407 is designed as a high pressure gas transmission line and located along Baseline Road as proposed, the Project will conflict with and impair the ability to develop the Specific Plan as approved, which will disrupt years of planning for the area and threaten the viability of the entire project; if the Project is approved as proposed, all school sites in the Specific Plan would need to be relocated more than 1,500 feet from Baseline Road, which may not be feasible and may have other adverse planning impacts on the area. At a minimum, the reasonably foreseeable environmental impacts

23-1

23-2

23-3

23-4

More importantly, due to these reasonably foreseeable conflicts of the Project with the approved uses for the Specific Plan and the potential adverse environmental impacts associated therewith, CSLC needs to consider a full range of feasible alternatives that could eliminate the potential land use conflicts and avoid the potential adverse impacts posed by the proposed Project. In particular, each of the alternative alignments shown in the NOP will adversely impact the approved Specific Plan, either with the location along Baseline Road or through the Specific Plan; alternative alignments need to be considered that would avoid impact the Specific Plan altogether. Furthermore, the alternative for multiple lines operated at normal pressure, although mentioned in the NOP as to the entire project, should also be considered as a feasible alternative for the portion of the Project adjacent to or within the approved Specific Plan with schools and high density urban uses; regular pressure gas transmission lines, if located within and around the Specific Plan (and additional routes outside the Specific Plan to reach the point of connection), would presumably be more compatible not only with the planned school sites, but also with the high density urban uses planned along Baseline Road. Such improved compatibility may help avoid the conflicts and adverse impacts of the proposed Project with the approved Specific Plan uses outlined above.

23-4  
cont

Thank you for your consideration of our request. We look forward to working with you to assure that the DEIR and supporting analyses conducted for this pipeline project are complete and fully address all impacts and all feasible alternatives to minimize the environmental impacts associated with this Project, including the potential impacts on the development of the approved Placer Vineyards Specific Plan which is intended to be served hereby.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By

  
Martin B. Steiner

MBS:sk

Enclosure

cc: Kent MacDiarmid, The MacDiarmid Company  
Michael Smith, MacKay and Soms  
Michael Winters, Caldwell Flores Winters, Inc.  
Elizabeth Hurley, Esq., Atkinson, Andelson  
Christoffer Ellis, P.G. & E.

K:\Placer Vineyards\PGF Gas Line\tr spurr ccsc pge line 406 407 comment on alternatives (0107).doc

**RESPONSE TO COMMENT SET 23**

<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
23-1	3.0 - Alternatives and Cumulative Impacts Cumulative effects are discussed in each resource section of the Draft EIR	3-66
23-2	3.0 - Alternatives and Cumulative Impacts	Entire Section
23-3	3.0 - Alternatives and Cumulative Impacts 4.7 - Hazards and Hazardous Materials 4.9 - Land Use and Planning	3-3 to 3-5, and 3-55 to 3-57 4.7-25 to 4.7-46 4.9-29 to 4.9-32
23-4	3.0 - Alternatives and Cumulative Impacts 4.7 - Hazards and Hazardous Materials 4.9 - Land Use and Planning	Entire Section 4.7-25 to 4.7-46 4.9-29 to 4.9-32



CALIFORNIA STATE LANDS COMMISSION

PUBLIC HEARING IN THE MATTER OF  
PUBLIC SCOPING MEETING FOR  
PG&E PIPELINES 406 and 407

CONFERENCE ROOM  
HOLIDAY INN EXPRESS  
2070 FREEWAY DRIVE  
WOODLAND, CALIFORNIA

MONDAY, JULY 9, 2007

3:03 P.M.

COPY

A P P E A R A N C E S

Ms. Crystal Spurr, State Lands Commission

Mr. Eric Gillies, State Lands Commission

Mr. Chris Ellis, PG&E

Mr. Joe Pennington, PG&E Manager

Mr. John Stone, property owner

Mr. Howard Lopez, property owner

Mr. Chuck Jensen, property owner

Ms. S. Jensen, property owner

I N D E X

Page

PANEL COMMENTS

Crystal Spurr, Eric Gillies 1

PG&E PRESENTATION

Chris Ellis 4

PUBLIC QUESTIONS, PUBLIC COMMENTS 7

P R O C E E D I N G S

1  
2 MS. SPURR: We're going to start the Public  
3 Scoping Meeting for the PG&E Line 406-407 natural gas  
4 pipeline, for the pipeline EIR. It's July 9<sup>th</sup>, about 3:05  
5 p.m., and we're transcribing this meeting so that we can be  
6 able to comment, take questions, and have a record of that.

7 We have sign-in sheets available over there. If  
8 you didn't sign when you came in, please sign when you leave  
9 so that we can send you any notices for the future. I'm  
10 sorry, I'll have to yell.

11 If you could sign in before you leave, if you  
12 didn't sign when you arrived, so that we can have a record  
13 of your name and send you any notices in the future.  
14 There's also some speaker slips over there if you want to  
15 comment after we give our presentation here, then please  
16 fill that out and we'll call your name.

17 If you don't want to comment verbally then you can  
18 write your comment on the back and we'll also take that. My  
19 name is Crystal Spurr and I'm a Staff Environmental  
20 Scientist with the California State Lands Commission in  
21 their Environmental Planning and Management Department.  
22 This is Eric Gillies, he's also with the California State  
23 Lands Commission. Can you hear me?

24 MR. GILLIES: Barely.

25 MS. SPURR: Barely, still? Sorry.

1 MR. GILLIES: If the air conditioning machine was  
2 louder then --

3 MS. SPURR: You probably can speak louder than me.

4 MR. GILLIES: Sorry about that. If you don't like  
5 to sit up front --

6 MS. SPURR: Well, it's really loud right there.

7 MR. GILLIES: Oh, sorry.

8 MS. SPURR: And Jocelyn Macomis (phonetic) is  
9 with our Land Management Division. We have Chris Ellis with  
10 PG&E, he'll be giving a presentation later. Right now I'm  
11 going to talk a little bit about the CEQA process and --  
12 that's the California Environmental Quality Act -- and you  
13 received our first notice, which is the Notice of  
14 Preparation of an Environmental Impact Report.

15 What we're doing now with the Scoping Meeting is  
16 taking your comments on anything you might want to see  
17 environmentally, discussed in the Environmental Impact  
18 Report. And we'll take that into consideration when we  
19 prepare it.

20 The Notice went out June 19<sup>th</sup> and the comment  
21 period ends on July 18<sup>th</sup>. So we need your comments by 5:00  
22 on July 18<sup>th</sup>. So you'll get a chance also to comment when  
23 the EIR comes out. We'll have a direct EIR and you'll be  
24 able to comment on that and then when it goes to Commission,  
25 our Commission, for certification of the EIR and approval of

1 the project, you'll also get a chance to -- if you want to  
2 attend the Commission Meeting and comment to the Commission  
3 members, at that time you'll be able to comment. So this is  
4 not your only time you can comment on the EIR process.

5 We don't really have a schedule yet for the EIR.  
6 We need to hire a consultant to prepare that draft EIR but  
7 we're hoping to get started on it in October of this year  
8 and then maybe it will go to Commission sometime in the  
9 summer of 2008. So there's -- and the direct EIR when it  
10 comes out will be available for public review for 45 days  
11 and you'll be able to send in written comments.

12 And typically we have -- are we going to have a  
13 public meeting?

14 MR. GILLIES: Yeah, there'll be one.

15 MS. SPURR: Typically we'll have a meeting during  
16 that review time and you'll get a chance to verbally  
17 comment, just like this. So, that's about the extent of the  
18 CEQA process. Do you have any questions on the process? As  
19 far as the EIR, at this time? Okay, so what we're --

20 FROM THE AUDIENCE: Is this just environmental  
21 stuff or is it also in regards to property?

22 MS. SPURR: This is basically on the environmental  
23 document. But PG&E is going to give a presentation on the  
24 project. We're going to be responsible for overseeing the  
25 preparation of the draft EIR. So these meetings are

1 basically for environmental purposes, for that draft EIR,  
2 but PG&E will tell you what the project is and you can ask  
3 them questions about the project at this time.

4 FROM THE AUDIENCE: Well, some of us feel that  
5 like we weren't part of the --.

6 MS. SPURR: Okay.

7 MR. GILLIES: Right.

8 MS. SPURR: Right. And, yeah, and if it goes  
9 through some people's property they may have some questions  
10 and you can ask those at this time. So, this is Chris Ellis  
11 from PG&E and he's going to give you an overview of the  
12 project and then you'll get a chance after he speaks to ask  
13 any questions that you have on the project itself.

14 MR. ELLIS: So, my name's Chris and I work in  
15 PG&E's Land Department and I'm working on obtaining all the  
16 permits and authorizations that may be required for the 406-  
17 407 pipeline, both state and federal. And of course today  
18 we're here for the State Lands Commission Public Meeting for  
19 the authorization of a lease from State Lands Commission.

20 A little bit of background. PG&E is a gas and  
21 electric utility in northern and central California. We  
22 have an existing pipeline system which -- for northern  
23 California the bulk of the gas comes from Canada. And on  
24 the, if you look on this drawing here, the map to the left,  
25 where that purple line ends and intersects into a yellow

1 dash line, that's our backbone transmission system which  
2 comes down from Canada and that delivers the bulk of the  
3 natural gas to this part of the state.

4 As you know, the greater Sacramento area,  
5 including, you know, Placer, Sutter, Sacramento Counties,  
6 there's been a tremendous amount of growth in these areas  
7 for decades. And the result of that is that the existing  
8 gas transmission capacity that we have in our pipelines is  
9 basically taxed.

10 It's, we're shipping as much gas as we can, and we  
11 need additional capacity to meet the needs that are out  
12 there and that are forecasted to be developed over the next  
13 ten, twenty years or so. So, in order to meet that we've  
14 got engineers who are looking at ways to do that.

15 And we've looked at a lot of alternatives and in  
16 this case the new transmission line capacity is the most  
17 feasible and economical way to meet that demand. And so  
18 when you look, at the existing system in this area, it  
19 essentially forms a "U", with the capacity coming down into  
20 Sacramento proper but the development is really north of  
21 Sacramento. And that's what, we need more gas in that area.

22 So we looked at some alternatives for a pipeline  
23 in that area, and that's on the second map over there, on  
24 the right -- I know, it's kind of hard to see from here, but  
25 if you have a chance to go over and look at it you can see



1 that there's a number of alternatives and locations for a  
2 pipeline.

3           We looked at the feasibility, the environmental  
4 impacts, we felt like we looked at all the variables that  
5 may occur in construction of a pipeline, and we came up with  
6 a preferred alignment and that's the alignment that we've  
7 submitted to the State Lands Commission for approval. I  
8 mean, one thing to remember is that through the EIR process  
9 they are going to independently look through all of those  
10 factors and ultimately they'll decide on what the project is  
11 that they will approve.

12           The alignment that we've proposed intersects with  
13 the existing line north of Esparto and it's -- yeah, the end  
14 of the purple line just short of -- where that little box  
15 is. And it, it basically heads east in the vicinity of  
16 County Road 17. And then it does job north and follows a  
17 portion of County Road 16A.

18           It crosses 505 and then 5 and -- well, this first  
19 portion of the pipeline, that we're calling 406 -- will end  
20 right around here at the intersection with our existing line  
21 172. And there will be a pressure limiting station at that  
22 location. It's approximately 100 feet by 100 feet.

23           And from that point -- this section we're calling  
24 line 407. And again, it heads east and drops down a bit and  
25 continues east. And in this area you've got a couple of

1 substantial water crossings, including the Sacramento River.

2           On the east side of the Sacramento River you'll  
3 see here that there is a spur that comes down south from the  
4 new pipeline and that's a ten inch pipeline. This pipeline  
5 that we've been talking about is a thirty inch diameter  
6 pipeline. This portion is ten inches and it's designed to  
7 serve the area around the Metro Air Park developments.

8           FROM THE AUDIENCE: What are the two lines that  
9 are --.

10           MR. ELLIS: This system over here, the line 400 is  
11 36 inches in diameter and line 401 is 42 inches in diameter.

12           One pipeline was built in about 1962 and the other was in  
13 about 1992 or '93. So, east of the Sacramento River the  
14 alignment is essentially Riego Road/Baseline Road, the line  
15 parallels that.

16           This little knob that you see right here is to  
17 accommodate the CalTrans on and off ramps plan for Highway  
18 99. And then the determination is here at, again our  
19 existing line 123, just inside the city boundary of  
20 Roseville.

21           The other thing to point out is, overall this  
22 system is designed to reinforce our existing transmission  
23 lines. It also will bring service to several large  
24 developments that have been approved by local agencies.  
25 There's -- it's gone through a lot of names but I think now

1 they're calling it Sutter Point, the Measure M property in  
2 Sutter County. And then also the Placer Vineyards  
3 development in Placer County. Those developments will be  
4 served by the pipeline as well.

5 FROM THE AUDIENCE: Question. Why aren't you  
6 following the county road? Why are you cutting across  
7 the -- I've got a piece of property out there that your  
8 line, the proposed line, is going to cut my place in half.  
9 So why aren't you just following the county road, from the  
10 end of the county road?

11 MR. ELLIS: Well, the -- that's a good question.  
12 There are certain situations where the, we're heading along  
13 on the county road, but in some situations we're lining up  
14 for a crossing of a major feature, whether it's a freeway or  
15 a river.

16 There is, you know, pipeline safety is a concern  
17 for PG&E and it's regulated by the agencies. And so, when  
18 we have a lot of shifts in the alignment of the pipeline,  
19 then we find that it's harder to locate that for other  
20 people who maybe operate equipment and having dig-ins.

21 FROM THE AUDIENCE: Well, I'll tell you, it's  
22 going to devalue my property because of the fact that -- in  
23 your paper it says that there's a 30 foot strip that goes  
24 through there that I'm not going to be able to plant an  
25 orchard or a vineyard. And right now I've been considering

LOPEZ  
1-1



1 putting almonds in. Well, that's going to screw it up.

2 I'm really against this pipe and, you guys don't  
3 have my permission to go on my property. But you already  
4 have been going on my property without my permission.

5 I've talked to people in there, doing your  
6 surveys, and asked them what they were doing, and they  
7 wanted to hedge my questions. They didn't want to tell me.  
8 Now I've found out what it was. Nobody had my permission  
9 going in there. I want you to relay this to PG&E, you don't  
10 have my permission to go on my property.

11 MR. ELLIS: It's noted, I will note that.

12 FROM THE AUDIENCE: I told those guys, I told  
13 them, I said you guys need to come to me and ask for  
14 permission. This is private property, I still own this  
15 piece of property.

16 MR. ELLIS: Our understanding was that if he  
17 didn't contact all the owners he was going to and if he  
18 didn't then that was a mistake.

19 FROM THE AUDIENCE: It didn't happen to me.

20 MR. ELLIS: Then that was a mistake and hopefully  
21 we can get your name and parcel number and we will note that  
22 and we will talk to you --

23 FROM THE AUDIENCE: Well, I don't want you to  
24 sidewind me, you turn it around another way. I don't want  
25 it on me. You guys are -- stay off my property, when it

LOPEZ  
1-1  
cont

1 comes to my pipe.

2 MR. ELLIS: Sir, are you signed in? Do we have  
3 your name and --?

4 FROM THE AUDIENCE: Yeah, I'm signed in. And I  
5 wrote a letter too.

6 MR. ELLIS: You wrote a letter? In response to  
7 the Notice of Preparation?

8 FROM THE AUDIENCE: Yeah.

9 MR. ELLIS: Okay.

10 FROM THE AUDIENCE: I don't know why you guys just  
11 don't follow the county road, you now, come off the 15 feet.  
12 There's a line there on 14, there's a line there that the  
13 county road bisects with it and come off that way. You  
14 know, this is baloney, coming right across, cutting property  
15 in two.

16 FROM THE AUDIENCE: Why can't you just --

17 MR. ELLIS: Well, the transmission line -- I think  
18 the line you're referring to we would call a distribution  
19 line, or a small diameter lower pressure line. So the  
20 transmission line that we're proposing operates at a much  
21 higher pressure so you can't provide the same service to  
22 customers along the way that a distribution line can. So, I  
23 think that the two pipelines, although they're both  
24 transporting gas, they're serving two different functions.

25 FROM THE AUDIENCE: Well, I realize that, but why

LOPEZ  
1-2

LOPEZ  
1-3

1 can't you just build one on the other side of the road  
2 instead of going through his property and my property and  
3 everybody else's, you know. You've got a pipeline that goes  
4 down one side of Road 17 now, it's the county. Why not one  
5 on the other side of the road?

6 MR. ELLIS: The location, the ultimate route  
7 location is part of the process that we're doing right now  
8 and that the agency is considering. We've proposed the  
9 alignment that we felt was the best alignment for the  
10 pipeline and State Lands Commission will take your comments  
11 into consideration.

12 MS. SPURR: Before any more comments, could you  
13 please, when you give your comment, before you have a  
14 question or something, could you give your name, first and  
15 last name please, so we have a record of that. Could I get  
16 your --?

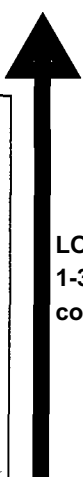
17 MR. LOPEZ: My name is Howard Lopez.

18 MR. STONE: John Stone.


19 MS. SPURR: Okay, thank you.

20 MR. STONE: How flexible would it be? The line?  
21 You know, when it goes through our property, our ground, how  
22 flexible is that line going to be? You know, you see a line  
23 on here, on a map like that, but that could be two or three  
24 hundred yards.

25 MR. LOPEZ: Yeah.



LOPEZ  
1-3  
cont



STONE  
2-1

1 MR. STONE: And there's a place that we'd want  
2 to --.

3 MR. ELLIS: In terms of, the final location on  
4 where it actually is, is going to rely on the governmental  
5 agency that's going to approve that alignment. I mean, we  
6 submitted an alignment that we think is the best. But it's  
7 going to be considered and, as far as the process, and if  
8 any changes are warranted then -- it's hard for me to answer  
9 what those changes might be or what set of factors are going  
10 in to making those decisions.

11 MR. STONE: What power will we have as landlords  
12 to determine where they'll be located?

13 MR. ELLIS: Well, PG&E is going to -- we have sent  
14 out, and again there may be mistakes in the system where we  
15 didn't hit particular landowners, but so far the process has  
16 been to communicate by letter with property owners on  
17 property that we intended to enter for either study purposes  
18 or surveying purposes.

19 MR. STONE: Do you think you --. You have a line  
20 there and that could be, you know, more than a mile away  
21 from where it really is.

22 MR. ELLIS: Right.

23 MR. STONE: There are parts of that, you know,  
24 would you say --

25 MR. ELLIS: Yes.

1 MR. STONE: You know, I mean, there are places  
2 where we can accept the 30 inches and there are places  
3 where, there's no way.

4 MR. ELLIS: Sir, there will be communications  
5 between PG&E and property owners to acquire a right-of-way.  
6 So, ultimately, in order to construct the line we need to  
7 acquire a right-of-way from all the property owners, so we  
8 would enter into discussions with you, with a proposal,  
9 negotiate, arrive at a fair price, and -- so that's the main  
10 mechanism for agreeing on a right-of-way.

11 In terms of - so you have that avenue and then you  
12 also have the avenue with your governmental agency in terms  
13 of their approval process.

14 MR. LOPEZ: We, before we --

15 FROM THE AUDIENCE: Well, what happens if we  
16 refuse to give your alignment? Then what do you do?  
17 Eminent domain?

18 MR. ELLIS: Well, that is, I mean, that is --

19 FROM THE AUDIENCE: Is that what you're going to  
20 do?

21 MR. ELLIS: I'm not going to speculate on whether  
22 we're going to use that or not. You know that is something  
23 that's out there that is possible but I think it's our  
24 intention to come to an agreement with the property owners  
25 for the right-of-way.

STONE  
2-2



1 MR. STEVENS: Well, I'm going to refuse, I'm not  
2 going to give you the right-of-way. That's where I'm at on  
3 the thing.

4 MR. ELLIS: Would you please just state your name  
5 for the record?

6 MR. STEVENS: (indiscernible) Stevens. You have  
7 worked faster on this pipeline than you do when you're  
8 trying to get power run across.

9 MR. ELLIS: Again, noted, and I apologize for  
10 that.

11 MR. STEVENS: Yeah, and you don't show your claims  
12 very fast, or fairly either. Because all along Road 17 PG&E  
13 started a big fire last year. Do you know about that?

14 MR. ELLIS: I'm not aware of the speed of the  
15 claims settlement and again I --

16 MR. STEVENS: Some guys come around and offered me  
17 ten cents on the dollar and denied their responsibility and  
18 everything else for it.

19 MR. ELLIS: I will note that and -- again, I don't  
20 have any specific knowledge about the claims process.

21 MR. STEVENS: That was along Road 17 and  
22 everything got burned up, barns, some houses --.

23 MR. LOPEZ: Livestock.

24 MR. STEVENS: Livestock.

25 MR. LOPEZ: Yeah, a big fire.

1 MR. JENSEN: Charles Jensen, I live on 16A. First  
2 of all, I need to talk with you about 100 foot by 100 foot  
3 sections. I don't know what that was, is that, would the  
4 pipe go above-ground or below-ground? That's the first  
5 question. The second one relates to notice. I got a notice  
6 addressed to me at County Road, no, Putah Creek Road 16A,  
7 Creek Road 16A. So I wonder if anybody else on my road  
8 actually got that notice, because we live on County Road  
9 16A. We just luckily got ours.

10 MR. ELLIS: That, yeah, that is a problem and we,  
11 when we sent the letters out we try to use the latest  
12 available assessor parcel number and address information  
13 that's out there and -- you're right.

14 MR. JENSEN: Yeah, but they don't acknowledge what  
15 is really defective, if it was a legal document it would be  
16 defective because it never got to the right address. And I  
17 was wondering if my neighbors actually got it. Somebody new  
18 down the street didn't have it so we gave it, I don't even  
19 know if they even know about it. We don't know, did it only  
20 go on the north side of 16A, the south side of 16A? How far  
21 away is it from 16A?

22 MS. JENSEN: The specifics are, I think that's  
23 what everybody is trying to get and at this point --. And,  
24 you know, we're concerned with -- we would be okay with --.  
25 Things like that, you know, we would be interested in

JENSEN  
3-1

JENSEN  
3-2

1 having more specific information to know how it's really  
2 going to affect us, you know. And then that one -- I can't  
3 remember what you called it, you said just inside of -- sort  
4 of a substation? What was it?

5 MR. ELLIS: Yeah, along the route there's a couple  
6 different stations. There's pressure limiting stations,  
7 the --

8 MS. SPURR: Are those buildings? I mean, are  
9 they --?

10 MR. ELLIS: They're essentially, so, the pipeline  
11 is an underground pipeline and then there's markers  
12 periodically to help us and other people locate where it is.  
13 The stations that we're referring to, I would consider those  
14 to be above-ground features.

15 They're fenced, there are valves that'll be above-  
16 ground, there will be different mechanisms for shutting and  
17 closing valves. So there are some piping features that are  
18 above-ground.

19 MS. SPURR: Do you know specifically where those  
20 are located or are proposed to be located, at this point?

21 MR. ELLIS: We know where we're proposing them to  
22 be located.

23 MS. SPURR: Can you share that with us?

24 MR. ELLIS: There's one at the interconnection  
25 point between 400 and 401 and the proposed pipeline.



JENSEN  
3-2  
cont

1 There's one at the first termination point of 406 and 172.

2 MR. GILLIES: And that's by, right by --?

3 MR. ELLIS: Just north of the town of Yolo.

4 MR. GILLIES: Okay.

5 MR. STONE: Do you have that on the map?

6 MS. SPURR: Is that on 16-8?

7 MR. STONE: No, the other map.

8 MS. SPURR: This map?

9 MR. ELLIS: No, it's not, the stations are not  
10 denoted on this map here. I can show you on a set of maps  
11 that I have. So, you're welcome to come up and look at this  
12 one.

13 MS. SPURR: Okay, yeah, that's what we'd like to  
14 do. I guess we're all just sitting here looking for more  
15 specific information that what you're apparently going to be  
16 giving us.

17 MR. ELLIS: Yeah, it just, this is for a scoping  
18 meeting and the alignment's bad, when you look at that  
19 scale. But there are more specific alignments that cross  
20 these -- you know, your property. And you're welcome to  
21 look at these after.

22 And I know it doesn't provide you much information  
23 but that's essentially the same process we're going through  
24 is, we look at it from a corridor level and then, as we have  
25 information and make decisions; and again, it's from our

1 perspective, but then it narrows down for us as well.

2           So, I think there will always be a little lag  
3 between the information that we have and that we're sharing  
4 with the agency and what you actually see.

5           MR. JENSEN: Do you know if it's preferred to --  
6 this is Charles Jensen -- do you know if it's preferred to  
7 have a pipeline adjacent to a county road? Or, you don't  
8 care, it could be way off, a hundred feet away from the  
9 road? Is there a preference?

10           MR. ELLIS: It can be in either location. In some  
11 locations it's adjacent to the county road. In some cases  
12 it's not. I think, from a pipeline construction and  
13 maintenance perspective in certain situations it may be  
14 beneficial to not be adjacent to the road but obviously we  
15 need enough cover on the pipeline so that farming equipment,  
16 etc. wouldn't come into contact with it.

17           MR. GILLIES: Chris, could you kind of go back, as  
18 far as, how much width it takes to construct and then what  
19 the easement would be for maintenance; well, actually, after  
20 it's built?

21           MR. ELLIS: Yeah. For a pipeline of this size  
22 we'd be looking for a 50 foot permanent right-of-way. It's,  
23 I think, it's 50 is what we're looking for, and then for a  
24 temporary construction easement it would be an additional 50  
25 feet.

JENSEN  
3-3

1           And again, that would be an agreement we would  
2 come to with property owners, but it wouldn't be the long-  
3 term easement that would be in existence. So 50 feet would  
4 be the permanent right-of-way.

5           MR. STONE: So long-term would be 30 feet? That's  
6 30 feet that you can't plant nothin'.

7           MR. ELLIS: There's, there are restrictions in  
8 that right-of-way for deep rooted plants and structures,  
9 that is true.

10           MR. STONE: What are you going to pay for the  
11 ground?

12           MR. ELLIS: Our intent is to pay fair market value  
13 for the value of that ground for that right-of-way.

14           MR. STONE: The assessed tax, is that what you're  
15 talking about?

16           MR. ELLIS: Assessed or, appraised, you know, the  
17 appraised value comes into play, and then a negotiated  
18 agreement between PG&E and the owner.

19           MR. STEVENS: Well, it'll be hard for the --

20           MR. GILLIES: Sorry, please, one at a time.

21           MR. ELLIS: Yeah, 50 feet total permanent right-of-  
22 way.

23           MR. STONE: So 25 on each side.

24           MR. ELLIS: Right.

25           MR. STEVENS: Up near Arbuckle, where that line

STONE  
3-4

STEPHENS  
4-1

1 comes off, they've been allowed to plant almonds back on  
2 top. They tore them out when they put that line in back in  
3 '92 to '96 and they planted almonds back on it at some  
4 point.

5 MR. ELLIS: Yeah, typically our guideline is no  
6 deep-rooted plants within 15 feet of a transmission line.  
7 So, of a 50 foot right-of-way, typically you would see about  
8 30 feet of that not having deep-rooted plants and --

9 MR. STONE: How come they could plant up there?

10 MR. ELLIS: I can't answer specifically, but  
11 there's a width that we try to exclude --

12 MR. STEVENS: -- across the orchard. You look out  
13 there right now and you can't tell where the pipeline was.

14 MR. ELLIS: That's a good question that I will  
15 look into but I can't answer that right now. I don't know  
16 why that is.

17 MR. JENSEN: Is the pipeline supposed to be --  
18 Jensen again -- is the pipeline supposed to be five feet  
19 down?

20 MR. ELLIS: With this pipeline we're looking at  
21 five feet of cover from the top of the pipeline so, yeah, it  
22 would, the top of the pipeline would be five feet  
23 underground, you've got 30 inches of pipe so, you know, on  
24 average, probably in an eight foot trench.

25 MR. JENSEN: And is that enough cover for that

STEPHENS  
4-1  
cont

JENSEN  
4-2

JENSEN  
4-3

1 pipeline so that heavy farming equipment could go across it,  
2 on top of it?

JENSEN  
4-3  
cont

3 MR. ELLIS: That, yes, that's what we're designing  
4 for.

5 MR. STEVENS: Is there ever problems with them  
6 floating up?

STEPHENS  
4-4

7 MR. ELLIS: There can be problems with pipelines  
8 floating up. In our design process we will take that into  
9 consideration. If there's buoyancy issues there are  
10 different codings and weightings that we can apply to the  
11 pipeline to counteract whatever that is expected to be.

12 MS. JENSEN: If it does rupture, or whatever  
13 pipelines do, what distracts me, I mean -- would it be just  
14 the gas escaping, would it be flames? What would happen?  
15 I'm curious to know, since I'm living close to it.

JENSEN  
4-5

16 MR. JENSEN: Will we be here to talk to you about  
17 it? Or not be here?

18 (laughter)

19 MR. ELLIS: You know, I -- obviously there are  
20 horror stories about, you know, we've seen them in the  
21 media.

22 MS. JENSEN: Well, you know, when you see  
23 neighborhood gas lines, when they're doing construction, and  
24 they hit a neighborhood gas line, they evacuate. So now I'm  
25 wondering if we're on top of a really big one and something

JENSEN  
4-6



1 happens, what does happen, that's what I want to know.

2 MR. ELLIS: Let me start by saying that the wall  
3 thickness of the pipeline that we're installing - and Joe,  
4 correct me if I'm wrong -- but I think it's about a half an  
5 inch thick. So, it's really thick pipe.

6 It would take a substantial direct hit on the  
7 pipeline for it to be punctured by, you know, in terms of --  
8 I will say this, we're installing the pipeline and it will  
9 meet the CPUC's regulations and it will meet the Department  
10 of Transportation's federal regulations for pipeline safety.

11 MS. JENSEN: Can you tell me what would happen if  
12 a tractor or something, some equipment, hit and ruptured,  
13 did cause a rupture? I mean, would the whole line, would it  
14 spark, would it ignite a fire or --? Just be a leak of  
15 gases?

16 MR. ELLIS: Well, okay - and just remember I'm  
17 speculating here. But yeah, if you puncture a pipeline gas  
18 is going to escape. It would require a source of ignition  
19 to ignite that gas, so --

20 MS. JENSEN: Yeah, so, like contact between a plow  
21 and the pipe, would that be sufficient to emit it or --?

22 MR. ELLIS: Well, I mean, I can't say that for  
23 sure, I mean, there certainly are impacts to pipelines that,  
24 where no ignition occurs, and gas escapes, emergency  
25 procedures go into play and it shuts down.

1 MS. JENSEN: Would it be like a geyser? A geyser  
2 of flame? Or would it be like all of a sudden the whole  
3 pipeline would be gone?

4 MR. ELLIS: It would have to --

5 MS. JENSEN: I'm just wondering what --

6 MR. JENSEN: Oxygen burns so --

7 MR. ELLIS: Typically the puncture is going to  
8 dictate the size of the opening and the gas that escapes.  
9 Bu, again how far it's going to spread and, again --

10 MS. JENSEN: The ones you have going north to  
11 south, between Canada and Mexico, do they -- are those set  
12 off separate from everything? Is everything kept away from  
13 them or do you need to allow the same kind of easement up  
14 next to them that we would have in ours?

15 MR. ELLIS: In general, yes. We'd consider those  
16 to be transmission lines just like this line would be. So  
17 they have a right-of-way similar to the right-of-way that  
18 this pipeline will have.

19 MS. JENSEN: Has there been any problems? Has  
20 anything ever happened?

21 MR. ELLIS: I'm not aware of a dig-in or a  
22 puncture on 400 or 401.

23 MR. GILLIES: How deep are those transmission  
24 lines, do you know?

25 MR. ELLIS: Similar depth. The line 400, in some

1 cases, has less depth of cover than this one.

2 MR. GILLIES: Regulation requires a minimum of  
3 three feet though, right?

4 MR. ELLIS: Yes. So we're exceeding the minimum  
5 depth requirements.

6 MR. STONE: Well, if I want to plant an irrigation  
7 pipe. So you're going to want to put a drip system in and  
8 run a pipe across your pipe, then what are you gonna do?  
9 You can't run it?

10 MR. ELLIS: No, we have --

11 MR. STONE: It's a buried line.

12 MR. ELLIS: Right. So we would want to work with  
13 you to determine what elevation you're proposing for your  
14 irrigation line. And there are minimum standards of  
15 separation between different lines, types of lines, but  
16 yeah, irrigation pipes -- the separation between the gas  
17 line and the irrigation pipe is going to be not that much of  
18 a distance. I think it's going to be in the 12 inch range.

19 MR. STEVENS: What about electric?

20 MR. ELLIS: What is -- Joe, what is the electric?  
21 Joe Pennington, PG&E Project Manager.

22 MR. PENNINGTON: It's usually the same thing, 12  
23 inches.

24 MR. ELLIS: When we do construction near the  
25 pipeline there'll be --.

STONE  
4-8

1 MR. GILLIES: And just to let you know, as far as  
2 environmental document there's going to be this whole  
3 section on safety and hazards so that will be addressed in  
4 the environment document.

5 MR. STEVENS: What are the safety --, you know, in  
6 case -- you check valves at the station?

STEPHENS  
4-9

7 MR. GILLIES: Yeah, there are valves. Some of the  
8 stations we talked about earlier, those are valve locations  
9 that come into play in terms of shutting down portions - of  
10 sectionalizing the system.

11 MR. STEVENS: Does someone have to physically turn  
12 them down or are they designed as a pressure drop?

STEPHENS  
4-10

13 MR. GILLIES: Right, they're automatic so they're  
14 designed - it's designed in so that in certain conditions,  
15 including pressure drops, that they automatically close.

16 MR. STEVENS: Can you burn trimming on top of  
17 them?

18 MR. ELLIS: Yeah.

19 MS. SPURR: Do you have distances from -- that you  
20 have to stay away from?

21 MR. ELLIS: Our regulations do address residential  
22 development in proximity to the pipelines. It's been our  
23 experience that we actually acquire sufficient right-of-way  
24 that doesn't allow for permanent structures to be  
25 constructed so that we meet all of those requirements.

1 MS. SPURR: If you have an existing house you're  
2 making it go far enough away that --.

3 MR. ELLIS: Yeah, we're going to design the  
4 pipeline to meet those requirements, yes. We're not going  
5 to, we won't install a pipeline that's not in compliance  
6 with proximity to either residences or businesses.

7 MR. STEVENS: How much have the rules changed  
8 since 1992?

9 MR. ELLIS: There's been significant changes since  
10 1992. Just a few years ago there was the Pipeline Safety  
11 Integrity Act which changed the Department of Transportation  
12 regulations on pipelines and implemented a, what we think is  
13 a pretty comprehensive monitoring program to ensure proper  
14 maintenance and operation of the pipelines. So there's,  
15 there's been substantial changes since '92.

16 MR. STEVENS: What can happen on wear and tear on  
17 them, you know, like the Alaskan Pipeline, they say, is  
18 corroding. What will happen with the natural gas?

19 MR. ELLIS: The -- I mean, corrosion in pipelines  
20 is a possibility. The legislation that I just mentioned  
21 increased pipeline operators requirement to monitor for  
22 corrosion so there's basically a new program in place which  
23 requires us to inspect out pipelines to make sure that  
24 corrosion is not occurring or if it is to be handled  
25 accordingly.

STEPHENS  
4-11

STEPHENS  
4-12

1           So there's, we do have a maintenance program in  
2 place which will detect and if need be we will correct any  
3 corrosion that might occur.

4           MR. GILLIES: I just wanted to mention -- Charles,  
5 you mentioned that some landowners may not have received the  
6 NOP. If you know of names of people, if they could get in  
7 contact with us, if you feel they haven't received this  
8 information. And we're having another meeting later this  
9 evening and then again tomorrow in Roseville.

10           MS. SPURR: Any more questions on the project?  
11 Okay, I'll open it up for any comments you have on the scope  
12 or content of the EIR, if you want to give any comments on  
13 that at this time you can do that.

14           MS. SPURR: That must have been PG&E because we  
15 haven't started our process yet for the EIR. And we'll have  
16 independent studies done for that so, the public will be  
17 contacted again in the future before we start that process  
18 for other biologists and things to come out, so --.

19           MS. JENSEN: And when will this start?

20           MS. SPURR: Hopefully in October we'll start the  
21 EIR process. And we'll do some independent studies, like  
22 for cultural and biology and those kind of things.

23           MR. GILLIES: Yeah, we're, after this meeting our  
24 process is to go out to bid to hire environmental consultant  
25 firm because we don't have the staff to do that kind of

1 document. So we'll hire the best firm we feel competent to  
2 do the document. And they'll have their team of biologists,  
3 cultural folks, and also look at the safety and integrity of  
4 the project. And so they'll work with PG&E as far as  
5 getting permissions to enter with the landowners.

6 MS. JENSEN: Do you have the power to change the  
7 direction?

JENSEN  
5-1

8 MR. GILLIES: We do look at alternatives and  
9 during the process the consultants that we hire may find  
10 alternatives as well. PG&E provided the first set of  
11 alternatives and we'll look at it and if there's any other  
12 changes that could happen that could -- typically when we  
13 look through the alternative screening we look for  
14 alternatives that will have less environmental damage. But  
15 also we'll look at land use and other issues like that.

16 And as Crystal says, we have maps here, more  
17 precise maps, if you want to look after the meeting, to see  
18 where your property aligns with the pipeline. And then the  
19 document will show more detail. At this point it's just a  
20 scoping to get information that needs to be addressed in the  
21 document. And obviously one of them is the safety and  
22 integrity of project.

23 MR. STEVENS: Don't forget, Yolo County Board of  
24 Supervisors has said that agriculture is the most important  
25 thing in Yolo County.

STEPHENS  
5-2

1 MR. GILLIES: Yeah, in this process there are, I  
2 think, four counties, so we have to work with Placer, Yolo,  
3 Sutter and Sacramento, I believe.

4 MR. STONE: It looks to me like you guys are going  
5 to stay on the county road rather than going through  
6 property, through the middle of property, wherever you  
7 could. I know it's going to cost a little more to make  
8 those little jobs and things, but what you're doing is,  
9 you're really messing up people that's got property.

10 You're going to devalue their property, you're  
11 going to limit them on what they can plant on it, and  
12 that'll be there forever. The heirs will have that handed  
13 down to them, you guys will be traipsing across it, checking  
14 your line, you know, at least probably once a year or so.  
15 And it's going to be a real pain, that line, if it's going  
16 across the middle of your property.

17 If it's on the edge of the county road then it's  
18 maybe not going to be as bad, but where it cuts right  
19 through your property it's bad, real bad, to farm in.  
20 Because you have to cross that pipe. And then, like I say,  
21 it's limiting what you can plant on it, that strip of  
22 ground, that first feet.

23 See, that's what's got me upset. And then it's  
24 going to devalue my property. You guys are going to pay me  
25 and -- if I can help it you're not, because I'm not going to

STONE  
6-1



1 let you have the right-of-way - but, if it does come to --.

2 All you're going to pay me is what the county  
3 assessments were, and that is not very much. And the  
4 property is, some of that property is going pretty high out  
5 there, more than what it's assessed at, so --.

6 And then you're looking at, like Art's saying,  
7 almonds, you're going to mess me up if I want to put almonds  
8 in there. So you're messing me up with my future income.  
9 You're dictating to me what I can plant on that piece of  
10 property. The whole piece.

11 MR. ELLIS: Well I, I hear you. Like I said, we  
12 designed the pipeline that met the standards, or the intent,  
13 that we're looking at. We're going to work with all the  
14 property owners, including you, on wherever the pipelines  
15 approved to get the right-of-way and to, you know, to  
16 compensate you for whatever the results might be.

17 MR. STONE: Yeah, well, it comes down to, if this  
18 map is right, if it comes down to 17 and 87 then it turns  
19 and it goes south down to 19. And then when it hits 19 it  
20 cuts right across the fields up to 17, you know, instead of  
21 going down 19 and cutting back and forth across the County  
22 Road 19 and hitting over there at the -- grove then go up to  
23 17.

24 I mean, I can't see where that's going to be, I  
25 mean, that's going to be a little more pipe for you but --.

STONE  
6-1  
cont

STONE  
6-2

1 MR. ELLIS: Well, after the meeting, come up and  
2 we'll take a look at this and I'll try and answer any -- all  
3 I can say is we do have this proposal and I recognize that  
4 in some cases it's not necessarily what you want and  
5 hopefully in the process that we can come out with an  
6 agreement.

7 MR. STONE: Yeah, well, that's what I'm upset  
8 about, it's going to cut my place down. My mother has the  
9 place there, with my Dad, and then they've got another place  
10 and it's going to go through there too. And I don't think  
11 my Dad's going to give you the right-of-way, so --. I can't  
12 speak for him but --.

13 MR. ELLIS: I hear you, I hear you.

14 MR. STONE: So, like I say, I think it'll be  
15 easier for you guys if you go along the county road. You  
16 have a better chance of not having so much grief with  
17 everybody.

18 MR. ELLIS: That's -- I hear you.

19 MS. SPURR: Any other comments or questions? Then  
20 we're going to adjourn the meeting at this time.

21 (Thereupon, the July 9, 2006, 3:00 p.m. Scoping  
22 Meeting concerning the pipelines 406 and 407 was  
23 adjourned.)

24 --oOo--

25 \*\*\*\*\*

## CERTIFICATE OF REPORTER

I, William Kleinhans, an Electronic Reporter, do hereby certify that I am a disinterested person herein; that I recorded the foregoing State Lands Commission 3:00 p.m. public Scoping Meeting on the proposed PG&E Pipeline 406/407; that thereafter the recording was transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting, or in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 23<sup>rd</sup> of July 2007.

*Wm A. Kleinhans*

---

William Kleinhans  
Certified Shorthand Reporter

**RESPONSE TO PUBLIC SCOPING MEETING SET 1**

<b>Commenter</b>	<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
Howard Lopez	1-1	2.0 - Project Description 4.2 - Agricultural Resources	2-32 to 2-37 4.2-22 to 4.2-25
	1-2	3.0 - Alternatives and Cumulative Projects	3-1 to 3-39
	1-3	3.0 - Alternatives and Cumulative Projects	3-1 to 3-39
John Stone	2-1	2.0 - Project Description	Entire Section
	2-2	4.2 - Agricultural Resources	4.2-22 to 4.2-25
Charles Jensen	3-1	2.0 - Project Description Appendix A (Mailing List)	Entire Section Appendix A
	3-2	2.0 - Project Description	Entire Section
	3-3	3.0 - Alternatives and Cumulative Projects	3-1 to 3-39
	3-4	4.2 - Agricultural Resources	4.2-22 to 4.2-25
Fulton Stephens	4-1	4.2 - Agricultural Resources	4.2-22 to 4.2-25
	4-2	2.0 - Project Description	Entire Section
	4-3	4.2 - Agricultural Resources	4.2-24
	4-4	2.0 - Project Description 4.7 - Hazards and Hazardous Materials	2-71 4.7-13 to 4.7-46
	4-5	4.7 - Hazards and Hazardous Materials	4.7-13 to 4.7-46
	4-6	4.7 - Hazards and Hazardous Materials	4.7-13 to 4.7-46
	4-7	4.7 - Hazards and Hazardous Materials	4.7-4 to 4.7-46
	4-8	4.8 - Hydrology and Water Quality	4.8-19, 4.8-20
	4-9	2.0 - Project Description 4.7 - Hazards and Hazardous Materials	2-83 to 2-85 Entire Section
	4-10	2.0 - Project Description 4.7 - Hazards and Hazardous Materials	2-83 to 2-85 Entire Section
	4-11	4.6 - Geology and Soils 4.7 - Hazards and Hazardous Materials	4.6-33 to 4.6-36 4.7-10 to 4.7-24
	4-12	4.7 - Hazards and Hazardous Materials	4.7-3 to 4.7-33
Charles Jensen	5-1	3.0 - Alternatives and	3-1 to 3-39

*Appendix B - Notice of Preparation (NOP), Comment Letters,  
Meeting Transcripts, and Location of Responses*

<b>Commenter</b>	<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
		Cumulative Projects	
	5-2	4.2 - Agricultural Resources	Entire Section
John Stone	6-1	2.0 - Project Description	Entire Section
		3.0 - Alternatives and Cumulative Projects	3-1 to 3-39
		4.2 - Agricultural Resources	4.2-22 to 4.2-25
	6-2	2.0 - Project Description	Entire Section
		3.0 - Alternatives and Cumulative Projects	3-1 to 3-39

CALIFORNIA STATE LANDS COMMISSION

PUBLIC HEARING IN THE MATTER OF  
PUBLIC SCOPING MEETING FOR  
PG&E PIPELINES 406 and 407

CONFERENCE ROOM  
HOLIDAY INN EXPRESS  
2070 FREEWAY DRIVE  
WOODLAND, CALIFORNIA

MONDAY, JULY 9, 2007

5:35 P.M.

COPY

A P P E A R A N C E S

Ms. Crystal Spurr, State Lands Commission

Mr. Eric Gillies, State Lands Commission

Mr. Chris Ellis, PG&E

Mr. Joe Pennington, PG&E Manager

Ms. Lynnel Pollock, property owner

Mr. Richard Leonard, property owner

Mr. Michael Valentine, property owner

Mr. Tom Horgan, property owner

Mr. Paul Smith, property owner

Mr. Bert Pollock, property owner

Ms. Carol Foreman, property owner

Ms. Laura Leonard, property owner

I N D E X

	Page
<u>PANEL COMMENTS</u>	
Crystal Spurr	1
<u>PG&amp;E PRESENTATION</u>	
Chris Ellis	4
<u>PUBLIC QUESTIONS AND COMMENTS</u>	8



P R O C E E D I N G S

1  
2 MS. SPURR: We're going to start the Public  
3 Scoping Meeting for the PG&E Line 406-407 natural gas  
4 pipeline EIR. It's July 9<sup>th</sup>, about 5:35 p.m., and we're  
5 transcribing this meeting so that we can get everybody's  
6 comments. And when you do make a comment, if you could  
7 please, whenever you do make a comment, if you could please,  
8 whenever you ask a question or make a comment, please give  
9 your first and last name so that we can have it on record.

10 We have sign-in sheets and if you didn't sign in  
11 when you came in, please sign when you leave so that we can  
12 send you are on our mailing lists for future notices.

13 We have speaker slips and we'll be asking for  
14 comments on the scope and content of the draft EIR. So if  
15 you'd like to speak on that please fill out a speaker slip.

16 And also, on the back, if you'd rather just give us a  
17 comment in writing you can do that on the back of the slip  
18 rather than giving that to us orally.

19 My name is Crystal Spurr. Oh, you have a  
20 question?

21 FROM THE AUDIENCE: You said that you'd be asking  
22 for comments on the draft EIR?

23 MS. SPURR: I'm sorry, comments on the scope and  
24 content of the draft EIR. It's not ready yet, no. We're  
25 going to be preparing it so we're asking for any input you

1 have and what you'd like to see addressed in the EIR.

2 My name is Crystal Spurr and I'm a staff  
3 environmental scientist with the California State Lands  
4 Commission in their Environmental Planning Division. And  
5 this is Eric Gillies and he's also in the Environmental  
6 Planning Division. Joslyn Macomes (phonetic) is in our Land  
7 Management Division and she's sitting in the back. This is  
8 Chris Ellis with PG&E and he'll be providing a presentation  
9 later on about the project itself.

10 I'm just going to go through the CEQA process a  
11 little bit, the California Environmental Quality Act. We  
12 will be the lead agency for preparing a draft Environmental  
13 Impact Report on this project. We're going to be going out  
14 and getting bids and hiring a consultant to do the EIR  
15 because we don't have the staff to do it.

16 So, we don't have a schedule yet for when the  
17 draft will be coming out but we plan to try to get it  
18 started in October and possibly go to our Commission for  
19 certification maybe next summer, 2008. So the draft may be  
20 out within about four to six months from October. You'll be  
21 receiving a notice when that's available.

22 So, everyone who received this notice, if you're  
23 here and you received the notice about the preparation of  
24 the draft EIR and the Scoping Meeting then you'll also  
25 receive a notice of the availability of the draft EIR. And

1 it'll tell you where you can review a copy and we'll always  
2 have it online, so you can download it or you can request a  
3 hard copy or a disk. Does anyone have any questions on the  
4 CEQA process, the draft EIR process we'll be going through?

5 FROM THE AUDIENCE: Yes, I just had a follow-up  
6 question on the timing. Does that mean that you're going to  
7 do an RFP or Request For Proposals in October?

8 MS. SPURR: Oh, I'm sorry. On the, we already  
9 sent out a statement of interest for consultants and we're  
10 hoping to choose one within the next couple of months and  
11 then get them started in October on the draft EIR.

12 FROM THE AUDIENCE: Okay.

13 MS. SPURR: Okay. Again, if you could state your  
14 first name and last name whenever you have a question, so we  
15 could have it for the record. Oh, just one time? Okay.  
16 Are there any other questions on the draft EIR process?

17 MR. GILLIES: You may want to mention, at a  
18 Hearing like this --.

19 MS. SPURR: Oh, okay. During the draft EIR, when  
20 it's released for public review, they'll be a 45 day public  
21 review period and during that time we'll have another  
22 meeting like this where you can provide comments on the  
23 draft EIR itself and those comments will be responded to in  
24 what's called a final EIR.

5 And when the final EIR is completed we send copies

1 of that to all commenter's and then the complete EIR goes to  
2 the Commission for certificate and approval. And at that  
3 time you can also appear before the Commission and make  
4 comments known to them. Any other comments on the EIR  
5 process? Okay. Chris Ellis is going to give a presentation  
6 on the project.

7 MR. ELLIS: Hello, my name's Chris Ellis. I work  
8 at PG&E in the Land Department and my work includes getting  
9 whatever authorizations or permits that may be required for  
10 this pipeline project, one of which is the State Lands  
11 Commission lease. We cross the Sacramento River and they  
12 have jurisdiction over that property.

13 I've got two maps over here, and I apologize that  
14 they're a little bit hard to see from where you are. The  
15 one to the left is what we presented to the State Lands  
16 Commission as our preferred alternative and the one to the  
17 right shows the alternatives that we looked at in order to  
18 arrive at that decision.

19 As we all know, there's been a tremendous amount  
20 of development in this greater Sacramento area, if you will,  
21 and PG&E's existing natural gas transmission system is  
22 pretty much at its' capacity in terms of serving the  
23 existing customer load base that's here and also looking in  
24 the future to what the local agencies are looking to approve  
25 over the next couple of decades.

1           So we looked at alternatives and how to increase  
2 the capacity for natural gas in this area and came up with  
3 this preferred alternative and made application with State  
4 Lands for that. We expect that, not only State Lands, but  
5 there are a number of other governmental agencies, state and  
6 federal, that will be applying for permits.

7           As Crystal mentioned, this is the first of a  
8 series of public comment periods through that process and so  
9 your comments that you make will be considered in that  
10 process. And from PG&E's perspective we also will be  
11 working with property owners to obtain whatever right-of-way  
12 is necessary to construct the pipeline. So we'll also have  
13 contact with you as property owners in that process as well.

14           After the meeting -- I know some of you have  
15 already seen these maps so those of you that haven't,  
16 there's a better set of maps up here so you can take a  
17 closer look at where at least the preferred alternative is.  
18 So, later on, if you want to come up and take a peek at  
19 that.

20           But in general, if we start on the western edge  
21 here, the yellow dashed line and the purple line intersect  
22 basically north of the town of Esparto. That dashed yellow  
23 line represents our existing backbone transmission system,  
24 which carries gas down from Canada. And the proposal is to  
25 tap off of that line and essentially head east in the

1 vicinity of County Road 17 and County Road 16A, basically  
2 due east.

3           And we cross 505 and ultimately I-5 and then we  
4 intersect with another dashed yellow line, which is our  
5 existing gas line 172. And at that location we will have a  
6 station there that's approximately 100 by 100 feet and that  
7 will serve as the interconnection between the two pipelines.  
8 There will be valving there, etc.

9           We head east again, crossing over 99 -- I'm sorry,  
10 over 113 -- and then we keep going and we have a couple of  
11 water crossings, including the Sacramento River. You'll  
12 see, on the east side of the Sacramento River you will see a  
13 relatively short spur that heads due south. The east-west  
14 pipeline is a 30 inch diameter pipeline. The spur that  
15 heads south is a ten inch diameter pipeline, which will  
16 bring service to the Metro Air Park area.

17           And then from that point -- there will be a  
18 station at that point as well -- we head east again,  
19 crossing over 99 and from the Sacramento River east we  
20 essentially follow along Riego Road and then, which  
21 eventually turns into Baseline Road.

22           And then, just inside the city boundary of  
23 Roseville we interconnect with our existing gas line 123.  
24 And those lines -- 172 and 123 are part of our existing  
25 system that just isn't going to be able to keep up with the

1 demand that's out there and that's coming.

2           For our 30 inch diameter line we're looking to  
3 acquire a 50 foot right-of-way, private easement, from  
4 property owners. During construction we would look for an  
5 additional 50 feet for a temporary construction area, but  
6 that would not be part of the permanent right-of-way once  
7 the construction is complete.

8           Like I said, the acquisition of the right-of-way  
9 is a separate process that PG&E will be working with  
10 property owners to come to an agreement on value and  
11 acquisition of that right-of-way. That's, in a nutshell  
12 that's the project.

13           Like I said, we've looked at alternatives and came  
14 up with our preferred for application. The State Lands  
15 Commission, now that we've applied, they'll go through their  
16 own process, to look at not only our preferred but they'll  
17 look at our alternatives. And they may come up with other  
18 alternatives that we haven't looked at.

19           We, based on load projections at this point we'd  
20 like to begin construction in 2009 and the construction  
21 sequencing will depend on how developments are moving  
22 forward in the local agency approval process. So, sitting  
23 here today, I don't know exactly how that's going to go but  
24 those are some of the things we're looking at in terms of  
25 construction sequencing.

1           So that's kind of a summary and certainly if you  
2 have any questions I'd be happy to answer.

3           MS. SPURR: Can you give me your name?

4           MS. POLLOCK: Sure. I'm Lynnel Pollock and we are  
5 landowners in the area. You talked about crossing under  
6 some waterways but you did not mention the Yolo Bypass.  
7 Does that create any significant concerns or special  
8 considerations that you will need to do since there is  
9 foliage over that at certain times of the year?

10           MR. ELLIS: Yeah, it's certainly, we do give it  
11 consideration. It's, for the most part, it's an issue of  
12 buoyancy of the pipeline versus water above a pipeline.  
13 That's something that we consider in the engineering  
14 process. There's ways to mitigate that and sometimes  
15 coating the pipe or having, basically having weighted  
16 situations to keep the pipeline down will remedy those  
17 situations.

18           In this situation it's not something that we think  
19 would preclude constructing the pipeline in that area. And  
20 certainly we would be getting whatever authorizations we  
21 needed to, from whatever agency may have jurisdiction in the  
22 bypass area. Does that answer?

23           MR. VALENTINE: Michael Valentine. Will all the  
24 alternatives displayed on the project alternatives map be  
25 analyzed as alternatives in the document?

POLLOCK  
1-1

VALENTINE  
2-1



1 MS. SPURR: Yes, they will. Plus they may come up  
2 with others as we go along through the process.

3 MR. VALENTINE: I heard him say the latter. I  
4 just wanted to make sure that we're going to be --. And in  
5 the 50 foot access way, will people be able to farm over  
6 that once it's in?

7 MR. ELLIS: Yeah. Yes. There are, in the right-  
8 of-way agreement there are certain restrictions, like for  
9 deep-rooted plants like trees, but it -- so there are some  
10 restrictions but agriculture is absolutely allowed, or is a  
11 part of that agreement. And, you know, that's something  
12 that is agreed upon in the negotiation process between PG&E  
13 and the property owner.

14 MR. VALENTINE: Along the same lines I have  
15 another question, if you don't mind. What do you plan to do  
16 in a situation where there's not 50 feet between permanent  
17 structures and the road?

18 MR. ELLIS: There are situations where the width  
19 of the right-of-way could be less than 50 feet. At no time  
20 will they be less than what's allowable by CPUC regulation  
21 and Department of Transportation regulation. So in this  
22 case, and typical in PG&E, the 50 feet is not the regulation  
23 dimension so it may be less than that in certain situations.

24 MR. VALENTINE: If I may add a question. So,  
25 after installation, we can have row crops but if we wanted

VALENTINE  
2-2

VALENTINE  
2-3

VALENTINE  
2-4

1 to have walnuts we'd be out of luck?

2 MR. ELLIS: For a certain distance from the  
3 pipeline. Typically what we look to as a safe distance for  
4 deep rooted plants are 15 feet either side of the pipe. So  
5 it won't put a restriction on the entire 50 feet but it  
6 would be a substantial portion of that 50 feet.

7 MR. VALENTINE: Thanks.

8 MR. LEONARD: Dick Leonard. I have a question.  
9 When you put the pipeline in and your boundaries, you're  
10 fence lines or -- well, it wouldn't be fence lines, but how  
11 far in from the boundaries, from the border, do you put your  
12 pipelines? Do you keep them close to the border, where do  
13 you don't have a pipeline sitting out 150 feet out here  
14 the -- field, then you have to raise up for the pipeline.  
15 Whereabouts does the pipeline go?

LEONARD  
3-1

16 MR. ELLIS: Well, in a situation where we're on  
17 the edge of a field, so to speak, not 100 percent buy  
18 typically we would like to be about as close to the middle  
19 of that right-of-way as we could be. So, for the typical  
20 right-of-way, roughly it would be about 25 feet in from  
21 whatever is on the edge of that property line. In some  
22 cases it's a road, in some cases it may be a canal or  
23 something like that. So --?

24 MR. LEONARD: How deep is this pipe?

25 MR. ELLIS: Typically there's five feet over this

LEONARD  
3-2

1 pipe.

2 MR. LEONARD: That's not very much, that doesn't  
3 seem like very much to me, because of what a lot of people  
4 are putting into orchards now and the ridge of these  
5 tractors is six feet or so deep, you know.

6 And, of course, I can't go wherever they put the  
7 pipeline, and keeping it closer to the boundaries where they  
8 don't have to start ripping and raising up and catching the  
9 pipeline, you know, it just --. But that 50 foot right-of-  
10 way means they can put it anyplace in there, wherever they  
11 want, in that 50 foot of space, is that right?

12 MR. ELLIS: Yeah, the language of the right-of-  
13 way, that's what it says. I know, what we try to do is work  
14 with the landowner to figure out where - and if you have  
15 practices that are going to be affected by the pipeline, if  
16 there's a way that we can place it so it doesn't affect  
17 that, I mean, we would try to do that.

18 MR. LEONARD: Like drilling a well, how far would  
19 you have to put a well, because you like to put your well  
20 close to the edge of your property if you can, you know,  
21 and --.

22 MR. ELLIS: Yeah, usually, I mean, if the  
23 pipeline's in and then you're going to install a well my  
24 sense is that it's about that same 15 foot separation. So,  
25 if the pipe's in first then we'd be looking for a 15 foot

LEONARD  
3-3

LEONARD  
3-4

1 separation with the well.

2 If the well's in then it's a matter of we don't  
3 want the pipeline to affect the productivity of your well.  
4 And so we'd have to figure out a way to determine if it was  
5 affected or not.

6 MR. LEONARD: Is there any vibrations going  
7 through that pipelines? Or if you have a well close to it?  
8 It's pretty smooth -- I mean, the ground's not shaking, I  
9 realize that but --.

10 MR. ELLIS: Right. Typically there's no visible  
11 shaking. And again, whether that affects the well or not,  
12 typically what we'd do is, we can do a pump test, basically.  
13 You test it before we build it and then we test it after  
14 it's in and determine if there's any difference at all in  
15 the capacity of the well. And if there is then we'd come to  
16 some agreement as to how to remedy that situation.

17 MR. LEONARD: Thank you.

18 MS. SPURR: Did you have a question?

19 MR. HORGAN: Yes, My name's Tom Horgan. I'm  
20 wondering if those detailed lines you have there show the  
21 proposed position relative to the property lines through the  
22 right-of-ways?

23 MR. ELLIS: Yeah, it does, yeah.

24 MS. SPURR: Are there any other questions on the  
25 project? Or comments?

LEONARD  
3-5

HORGAN  
4-1

1 MR. VALENTINE: I have a construction question.  
2 Can you give us a feel for the construction impact and how  
3 long it will last? How long does it take to go, say, half a  
4 mile of the pipe?

5 MR. ELLIS: Well, I can, just for example, let's  
6 look at from the western terminus to basically I-5, and I  
7 think that's about 12 or 13 miles, somewhere in that range.  
8 I think we're expecting that construction to take, probably  
9 five, six, let's say four to six months, in that range, to  
10 do about 12 miles.

11 On a half-mile basis, you know, I -- but the  
12 process is that we would basically clear the right-of-way  
13 and the working strip, trench, weld up the pipe, then lower  
14 the pipe in, and then backfill it. So, you know, for the  
15 whole period -- something will be happening for that whole  
16 period but there won't be a trench open that whole time.  
17 But that's sort of -- that's a snapshot of what would be out  
18 there.

19 And again, on your, on any one particular property  
20 owner, you know, if you happen to be at the beginning of the  
21 construction process then we would be in and out of your way  
22 sooner than the folks at the other end. But by the same  
23 token, they wouldn't have trenches open at the same time  
24 that you did.

25 So it's a moving process and for every ten or 15

VALENTINE  
5-1

1 miles it's going to take probably four to six months to do  
2 that.

3 MR. VALENTINE: And I see you're going along the  
4 roads but you're not proposing to go down the road right-of-  
5 way so that you have to close the roads for construction  
6 purposes, are you?

VALENTINE  
5-2

7 MR. ELLIS: That's one of the benefits, yeah, that  
8 we are proposing to be, in some cases adjacent to or near  
9 roadways, but not actually constructing within the roadway,  
10 except for where we cross them. And I, you know, I don't  
11 want to say for sure that there won't be road closures but  
12 the plan is that the work strip would be off the roadway and  
13 that traffic disruptions would be minimized. But there may  
14 be road closures at various times.

15 MR. SMITH: Paul Smith. What provisions are made  
16 on grading property. Do you re-fence to keep them away from  
17 trenching or of that nature?

SMITH  
6-1

18 MR. ELLIS: Yeah, we would, we will make  
19 arrangements to keep whatever activity is going on away from  
20 the work area and, yeah.

21 MR. SMITH: And what if there's a situation where  
22 we have to maintain a road across the pipeline? Would you  
23 put a bridge in to get us across?

SMITH  
6-2

24 MR. ELLIS: We would work with you to find an  
25 agreeable way so that you could maintain your access. And

1 that could take a couple of different forms, one of which is  
2 plating it or somehow bridging it. And there may be other  
3 ways too.

4 MR. SMITH: So you would work that out as you're  
5 progressing?

6 MR. ELLIS: Yes.

7 MR. SMITH: Okay.

8 MS. POLLOCK: I have another question. Obviously  
9 you're going to have to work with the landowners to acquire  
10 easements. Will that process start or will you wait until  
11 the EIR is certified before you do that?

12 MR. ELLIS: In a perfect world we would wait until  
13 the EIR is certified but I don't want to preclude a  
14 situation where we could come to you and start talking with  
15 you, recognizing that there's not an approved project yet.  
16 So, any conversations or any agreements that we may come to  
17 with the property owner certainly would be subject to the  
18 approval of the project.

19 MR. GILLIES: Also, during the environmental, when  
20 we hire the consultants, they're going to be going out there  
21 and we're going to ask for permission to enter property to  
22 conduct environmental studies for biological, cultural, land  
23 use and all that, so --. You should be contacted early on  
24 as far as getting the access for doing the environmental  
25 studies. And that would go for all the alternatives.

1 MS. POLLOCK: I would just like to emphasize that,  
2 whoever your consultant is, is that they get permission from  
3 the landowners, because we've had too many that come out to  
4 private property without permission. It sets up a situation  
5 that is not always pleasant for both sides.

6 MR. GILLIES: Okay. Yeah, when we hire the  
7 consultants we'll be working with PG&E to ensure we get the  
8 proper permissions on the properties.

9 MR. POLLOCK: I'm Bert Pollock. I'm directly  
10 affected by your project here. And I don't, I have just a  
11 couple of brief comments. Up until now I've been less than  
12 impressed with the preliminary survey work and so forth.  
13 That's in regard to permission to go on the property and so  
14 forth. And I just take the view that there's a little  
15 problem there.

16 The other comment is, out here where we're  
17 directly affected, I have three PG&E power lines that go  
18 across the ranch now that do not directly affect me. One of  
19 them is the 500 KV line that goes up and down. And when is  
20 enough enough here, as far as utilities and having your  
21 property chopped up in one way and another and so forth? I  
22 have real mixed feelings about that.

23 The other is, out in this intensive agricultural  
24 area, you sure as hell better dig that deeper than five  
25 feet. You're asking for trouble. And I realize that -- and

POLLOCK  
7-1



1 I don't know what the depths are -- that it escalates. It  
2 gets real expensive the deeper you go because of regulations  
3 but - get that thing down there where nobody's ever going to  
4 mess with it. Five feet's not enough.

5 MR. SMITH: Another question. Is this going to go  
6 across the Sacramento River or under it?

7 MR. ELLIS: Underneath the Sacramento River.

8 MR. SMITH: Under it?

9 MR. ELLIS: Yeah. We have a number of water --  
10 that was the biggest, but there are several water crossings.

11 Some of them will be done by horizontal directional  
12 drilling, so we won't be trenching through the waterway.  
13 It'll be drilled under and pulled back. There will be a  
14 couple of smaller water crossings that will be trenched  
15 through. But most of them will be directionally drilled.

16 MR. SMITH: Are you familiar with the problems on  
17 the crossing of Cache Creek and the existing --.

18 MR. ELLIS: Yeah. And one of the benefits of a  
19 directional drill is that it is substantially lower than  
20 that type of crossing that you see at Cache Creek. Those  
21 two crossings were trenched into the creek and in this  
22 situation it's going to be quite a bit deeper. So our hope  
23 is that it never sees daylight under the crossings.

24 MR. SMITH: Well, yeah, that was the thought when  
25 they put those lines in too.

POLLOCK  
7-1  
cont

SMITH  
7-2

1 MR. ELLIS: Right.

2 MR. SMITH: If there was any similar situation,  
3 you know, you don't want another Cache Creek situation  
4 but --.

5 MR. ELLIS: I agree.

6 MR. SMITH: The fact is, the problem is not solved  
7 to this day.

8 MR. ELLIS: You're right. We think we're  
9 designing away from that situation in this case.

10 MR. SMITH: Don't want a repeat of that.

11 MR. ELLIS: Right.

12 MR. SMITH: Wow, under the Sacramento River. How  
13 deep do you think you'd be going under that river?

**SMITH**  
7-3

14 MR. ELLIS: We think it'll be somewhere between 50  
15 and 75 feet or so under the river. That -- I mean, the  
16 design work's not complete but that's sort of the range we  
17 have there.

18 MR. POLLOCK: On the other waterways, how deep  
19 under the bed will you dig, do you think?

**POLLOCK**  
7-4

20 MR. ELLIS: For the smaller waterways we would  
21 look for around 15 feet under the waterway.

22 MR. POLLOCK: I ask because out here to the east  
23 you'll be going under the Knight's Landing Ridge. And at  
24 some point in time, probably not in our lifetimes but at  
25 some point in time, that waterway's going to be modified.

**POLLOCK**  
7-5

1 So if you go real deep to start with you don't have to worry  
2 about it, is what I'm getting at.

3 MR. ELLIS: Yeah, I agree with you and the Knights  
4 Ridge cut, I would sort of put it in that medium range where  
5 we -- I think for smaller waterways we're going to be  
6 looking at about a 15 foot range, something like that,  
7 probably deeper.

8 MR. POLLOCK: Yeah, well, it's very shallow  
9 presently so, you know --.

10 MR. ELLIS: You're right though, in those  
11 situations we want to put it at a depth that we never have  
12 to deal with it again, and it's there, and if it ends up  
13 getting dredged or whatever we want to be out of the way of  
14 whatever's going to happen there. Part of our process is to  
15 talk with all the irrigation districts and the flood control  
16 districts so that we have a sense of what their plans are  
17 for the next 20 years or so, and so that we can design with  
18 all that in mind.

19 MS. FOREMAN: I'm sorry, I came in late too and  
20 maybe I missed something already but, when the search line  
21 goes through property what does it do for development, for  
22 these people who want to put houses on the property?

23 We have a considerable portion of ag land that, I  
24 saw a map a year ago that, it went to the south of us, and  
25 now it's going on our property. And I was told that was

POLLOCK  
7-5  
cont

FOREMAN  
8-1

1 because the neighbor's property is destined for homes, with  
2 the extension of Yolo, going from Yolo to the north.

3 My name is Carol Foreman, so I represent the  
4 Foreman property, which is right here on the middle of your  
5 --. We had all these feasibility studies and all the  
6 environmentalists and everything that's gone through our  
7 ground already.

8 And I was questioning it because I didn't know why  
9 they switched it and they said well, these people have, you  
10 know, basically, they want to build houses there. Does it  
11 affect that if you put a gas line through and you can't  
12 build houses later?

13 MR. ELLIS: Well, the effect on structures in  
14 relation to the gas line is -- there are restrictions on how  
15 close you can build a structure to a natural gas pipeline.  
16 So I, the basic answer is yes, you can't build right over a  
17 gas line.

18 MS. FOREMAN: Well, what was the easement for  
19 that? And I apologize again if you're repeating yourself,  
20 but is there an easement then that qualifies for a home  
21 site?

22 MR. ELLIS: Well, the easement that PG&E would be  
23 looking to get is 50 feet, and so, on that easement, as part  
24 of that language, we would ask, we do ask for restriction on  
25 permanent structures within that 50 feet.

FOREMAN  
8-1  
cont

FOREMAN  
8-2

1 MS. FOREMAN: With another how many?

2 MR. ELLIS: Within that 50 feet.

3 MS. FOREMAN: Oh, okay, that makes sense, okay.

4 MR. ELLIS: So, additional restrictions on top of  
5 that, PG&E doesn't have any restrictions. And as far as I  
6 know the Department of Transportation and the CPUC don't  
7 have additional restrictions so, you know, if the local  
8 agency -- that's not a question that I can answer, but as  
9 far as our right-of-way goes --

10 MS. FOREMAN: 50 feet.

11 MR. ELLIS: Yeah.

12 MS. FOREMAN: Okay, well, I just didn't know, long  
13 ways planning, what happens to this ag land if it's a chance  
14 of building a place and you're told you can't because you've  
15 got this through there. I was just wondering why the  
16 neighbors were so adamant that it was not happening on their  
17 property so I was trying to learn why.

18 MR. ELLIS: Right, right.

19 MS. FOREMAN: And I don't want it on our property  
20 either if they don't, that's my thought.

21 MR. ELLIS: Yeah, right, that may be true. But as  
22 far as our restrictions it would be that 50 foot right-of-  
23 way.

24 MS. LEONARD: I'm Laura Leonard. I'm not exactly  
25 sure where this pipeline, this gas line 172, crosses 17 and

LEONARD  
9-1

1 16A. I know we have a gas line near our intersection, where  
2 Carol's talking about. We had thought at one time, when we  
3 bought the place, it was going to Spreckle's Factory over  
4 there. I'm not sure if that's the same line that you're  
5 talking about, that's 172?

6 MR. ELLIS: I don't think so. 172 is, we consider  
7 it to be a transmission line that's taking gas, actually  
8 from 400 and 401, farther north and bringing it down into  
9 the greater Sacramento area. So my understanding of the  
10 System is that it doesn't go directly to some facility like  
11 Spreckle's. And it probably --

12 MS. LEONARD: Okay, because you had mentioned a  
13 100 foot by 100 foot station and I was trying to picture  
14 where that would be, so --.

15 MR. ELLIS: Right. It's at the intersection of  
16 what the new pipeline and, it'll intersect with 172, and it  
17 is north of the town of Yolo. Yeah, I don't -- west --

18 MS. LEONARD: It's between the town of Yolo on  
19 this map --

20 MR. ELLIS: And west of County Road 98. It's  
21 between the freeway and County Road 98, north of the town of  
22 Yolo. Right in this area right here.

23 MS. LEONARD: Yeah, so that's very close to the  
24 freeway?

25 MR. ELLIS: Yeah, here's the freeway right here.

LEONARD  
9-1  
cont

LEONARD  
9-2

1 MS. LEONARD: Okay.

2 MR. ELLIS: A couple thousand feet east of the  
3 freeway.

4 MR. LEONARD: A couple thousand feet east of the  
5 freeway? So you're --

6 MR. ELLIS: Yeah, about 2,000 feet.

7 MR. LEONARD: So you're roughly a half mile or so  
8 from the freeway there.

9 MR. VALENTINE: Chris, is it possible to look at  
10 those drawings now?

11 MR. ELLIS: Sure. I just wanted to mention, if  
12 you came in late, we have sign-in sheets on this little  
13 table and please sign in so we have a record of your being  
14 here.

15 MR. VALENTINE: I have another question or two.  
16 In the process of sighting the pipeline and taking, or  
17 requiring, easements for it, will there be some compensation  
18 for economic losses, as Ms. Foreman was mentioning or  
19 others, where they may not be able to develop it out to its  
20 full potential in the future because of pipelines there. Is  
21 that part of the process?

22 MR. ELLIS: There's many factors involved in the  
23 process. I think the baseline, where we start, is the  
24 appraised value of the property, and how much PG&E is  
25 looking to acquire. And then, you know, any additional

1 factors that may be there would enter into the negotiation.

2 MS. LEONARD: Does PG&E maintain this right-of-way  
3 afterwards? In other words, I can envision weeds that are  
4 four feet high or whatever along this easement. Who takes  
5 care of that?

LEONARD  
9-3

6 MR. ELLIS: Well, in actively farmed areas  
7 typically the landowner would resume whatever agricultural  
8 activities they were doing prior. In situations, say around  
9 a station or something to that effect, if there was, you  
10 know, if there was a maintenance need that was there then  
11 PG&E would do what we needed to do to maintain that  
12 facility.

13 As far as maintenance, we inspect the right-of-way  
14 per state and federal regulations so there's a maintenance  
15 activity associated with the pipeline itself to make sure  
16 it's maintained in a safe manner. But typically the land  
17 use above the pipeline resumes with whatever the previous  
18 use of it was, whether that was a dirt road or agriculture,  
19 etc.

20 The caveat to that, again, would be the deep  
21 rooted plants situation. We would have a restriction on  
22 deep rooted plants.

23 MR. VALENTINE: Just a comment. I think you've  
24 heard several people talk about, what I wrote in my notes as  
25 "farmability". I'm not sure "farmability" is a word but you

VALENTINE  
10-1



1 know what I mean. People are concerned, and they will want  
2 to see it analyzed, if there are going to be limitations  
3 placed on existing agricultural use of any of these lands.

4 And the other thing that I, I'm at least  
5 personally concerned about, is accurate assessment of  
6 natural resources along the right-of-way. I for one have a  
7 big tree in my yard that Swainson's Hawks have nested in and  
8 I place high value on that tree and on the hawks that nest  
9 in it.

10 So, if that tree's going to go, whether, because  
11 it has to come out because it's in the right-of-way or  
12 because it's not going to do well given its proximity to the  
13 right-of-way, that needs to be analyzed and measures  
14 developed to mitigate for it.

15 MR. ELLIS: Yeah, I hear you. I can tell you  
16 that, as part of our application process to State Lands and  
17 to the other agencies, the natural resource studies that we  
18 conducted are a major part of that application. State Lands  
19 is going to have their own analysis of what those are and  
20 it's, I hear you and it is a big part of our application  
21 review process.

22 MS. SPURR: We'll definitely be looking at that in  
23 our EIR. Trees, you know, loss of habitat, foraging  
24 habitat, Swainson's Hawk habitat --. That'll definitely be  
25 something that we'll be looking at.

VALENTINE  
10-1  
cont

1 MS. POLLOCK: I'm just going to add, I'm sure  
2 whoever the consultant is will pick it up but, around Cache  
3 Creek, by Yolo, there are Native American cultural  
4 resources.

5 MS. SPURR: Okay. Yes, we'll be looking at  
6 cultural resources.

7 MR. GILLIES: Yeah, just to let you know, when  
8 PG&E applied to us they had these selected alternatives and  
9 we'll look at those but like we mentioned earlier, if there  
10 are sensitive resources the consultant or even us can say  
11 "if you could shift it over". So they'll be back out to  
12 look at environmental issues, cultural and natural sciences  
13 and --.

14 Just to let you know, we had a meeting at 3:00 and  
15 then this is the evening meeting. We're going to have  
16 another set of meetings in Roseville tomorrow and if you  
17 know anybody who hasn't gotten word of this project, you  
18 know, write it down on the sign-in sheet or let us know,  
19 because we got a mailing list from PG&E and it's not perfect  
20 but, I know at the 3:00 meeting we had some folks that may  
21 not have heard and so we have extra copies of the Notice of  
22 Preparation, if you want to take a couple feel free.

23 MR. POLLOCK: How big a crowd did you have at the  
24 earlier meeting?

25 MR. GILLIES: About this size.

POLLOCK  
11-1

1 MR. VALENTINE: Will there be a public hearing of  
2 some kind on the draft EIR when it's done or --?

3 MS. SPURR: Why don't you respond to that because  
4 I'm not sure, does it usually go to the center, if there's  
5 enough interest --?

6 MR. GILLIES: Well, I think -- you're talking  
7 about the draft document.

8 MS. SPURR: Oh, not at the end, okay.

9 MR. GILLIES: Yeah, the draft document, we  
10 anticipate, like we said, once we get the consultants on  
11 board they'll do the studies, probably starting in October,  
12 going into the Spring season probably for special status  
13 species and there will be a draft document with a 45 day  
14 review period.

15 And within that review period we'll have another  
16 public hearing, just like this, probably held here since  
17 we've had the NOP here, as well as another meeting in  
18 Roseville on the other side of the pipeline. And then we'll  
19 take any comments there that are written or verbal and  
20 proceed with the final document.

21 And then there will be a another opportunity when  
22 it goes to our Commission as a public hearing, when it goes  
23 up for approval and certification. And then, I'm not sure  
24 if we mentioned -- if you still want to have comments, the  
25 comment period on the NOP ends --?

VALENTINE  
12-1

1 MS. SPURR: July 18<sup>th</sup>. So, on this particular  
2 notice you can come up until July 18<sup>th</sup>. But you'll have  
3 another chance to make comments when the draft EIR comes  
4 out.

5 MS. LEONARD: This is just general conversation,  
6 but it's a done deal, right? I mean, no one --

7 MS. SPURR: No.

8 MR. GILLIES: No.

9 MS. LEONARD: There still can be variances there?

10 MS. SPURR: Yeah, this is not an approved project  
11 so --. We have to go through the process of looking at it  
12 voluntarily and there may be alternatives that we come up  
13 with that are superior to this and then it has to go to the  
14 Commission for certification of the EIR and approval of the  
15 project, so --.

16 MS. LEONARD: It affects our ground in both maps.

17 MS. SPURR: Okay, on both alternatives. And there  
18 may be other alternatives too that we come up with. But  
19 that's all that we have right now.

20 MS. LEONARD: With PG&E, once it does get in place  
21 then they approach the owners of the ground to begin  
22 negotiations about what happens next? Or do we just get a  
23 notice?

24 MR. ELLIS: No, like you said, talking about the  
25 right-of-way and where it is or getting the rights and

1 talking with the property owners is a separate process and  
2 that's one that PG&E will enter into with you and other  
3 property owners.

4           So, I'm not sure if you were here yet, but  
5 somebody had a question about when that happens and, we may  
6 start talking with you prior to the certification of the  
7 approved process, but certainly whatever conversation we  
8 have with you would be subject to whatever the approved  
9 project ends up being, sure.

10           MR. SMITH: Another question. The property  
11 owners, do they have any recourse if they object? What if  
12 they don't want this thing going across their property?

13           MR. ELLIS: Well the, I think initially the  
14 process to object is through the State Lands Commission  
15 comment periods.

16           MS. SPURR: Initially for the environmental  
17 document. But you have, I don't know what happens if you  
18 have an issue with PG&E once the project's approved, I'm not  
19 sure what that process is. But you have, you have a chance  
20 to comment on the environmental document and you can say  
21 that you oppose the project at that time.

22           What, we're really looking for comments on the  
23 document itself and on the environment but you can provide  
24 any comments that you want during that time. And then when  
25 it goes, when the final is prepared, the final EIR, we

1 respond to the comments and we send those to all the  
2 commenter's. And then when it goes before the Commission  
3 there will be a public hearing and you'll be able to make  
4 comments before the Commission at that time.

5 MR. SMITH: Well, that's --

6 MS. SPURR: And it's up to them. It's up to the  
7 Commission whether to certify and approve the project.

8 MR. SMITH: A question. Some of these property  
9 owners have a lot of easements going across their property  
10 and, like the gentleman said, enough's enough. Is there any  
11 recourse? Is it a negotiable situation?

12 MR. ELLIS: Once the project --

13 MR. SMITH: When it's a done deal the property  
14 owner just has to go along with it?

15 MR. ELLIS: Once the project is approved then, I  
16 guess you go through the negotiation process with PG&E. I  
17 don't really know, at that point I don't know, beyond the  
18 environmental process. Once the project is approved by the  
19 Commission then, I guess it's negotiations from then on.

20 MR. VALENTINE: Let's face it, PG&E does have  
21 eminent domain authority for this pipeline, right?

22 MR. ELLIS: PG&E can use eminent domain, but only  
23 for approved projects, so --. I think the answer to your  
24 question is that you can submit comments to the Commission  
25 requesting denial of the project and then it will be the

1 Commission's decision on whether to approve it or not.

2           Once you get beyond that, if it does become an  
3 approved project, then, you know, we like to negotiate an  
4 easement with owners but, like you mentioned, there is the  
5 eminent domain process, which has its own set of rules, in a  
6 court of law, basically.

7           So, I guess the big picture answer is there's a  
8 couple check points along the way where you can provide  
9 input to the process to either have it changed or denied.

10           MR. GILLIES: Are there any more questions? If  
11 there's no more questions we're going to go ahead and close  
12 the meeting. But what we'd like to do, we have the aerial  
13 photos that are a better depiction of the route than these  
14 maps. If you'd like to look at them, feel free to. Right  
15 now it's back there.

16           MS. SPURR: Okay. The meeting is adjourned and  
17 we'd like to thank everyone for coming.

18           (Thereupon, the July 9, 2006, 5:30 p.m. Scoping  
19 Meeting concerning PG&E pipelines 406 and 407 was  
20 adjourned.)

21   --oOo--

22   \*\*\*\*\*

23

24

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## CERTIFICATE OF REPORTER

I, William Kleinhans, an Electronic Reporter, do hereby certify that I am a disinterested person herein; that I recorded the foregoing State Lands Commission 5:45 public Scoping Meeting on the proposed PG&E Pipeline 406/407; that thereafter the recording was transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting, or in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 23<sup>rd</sup> of July 2007.



---

William Kleinhans  
Certified Shorthand Reporter



**1 RESPONSE TO PUBLIC SCOPING MEETING SET 2**

<b>Commenter</b>	<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
Lynnel Pollock	1-1	Project Description 4.4 - Biological Resources	2-56 to 2-59, Table 2-5 4.4-61, and 4.4-107
Michael Valentine	2-1	3.0 - Alternatives and Cumulative Projects	3-1 to 3-39
	2-2	4.2 - Agricultural Resources	4.2-22 to 4.2-25
	2-3	2.0 - Project Description	2-32 to 2-39
		4.7 - Hazards and Hazardous Materials	4.7-10 to 4.7-26
	2-4	4.2 - Agricultural Resources	4.2-22 to 4.2-25
Dick Leonard	3-1	2.0 - Project Description	Entire Section
	3-2	2.0 - Project Description	2-17 to 2-19, and 2-49
	3-3	4.2 - Agricultural Resources	4.2-24
	3-4	4.8 - Hydrology and Water Quality	4.8-19 and 4.8-20
	3-5	4.8 - Hydrology and Water Quality	4.8-19 and 4.8-20
Tom Horgan	4-1	2.0 - Project Description	Entire Section
Michael Valentine	5-1	2.0 - Project Description	2-38 to 2-80
	5-2	4.13 - Transportation and Traffic	4.13-18 to 4.13-24
Paul Smith	6-1	2.0 - Project Description	2-38 to 2-80
	6-2	4.13 - Transportation and Traffic	4.13-18 to 4.13-24
Herb Pollock	7-1	4.2 - Agricultural Resources	4.2-24
	7-2	2.0 - Project Description	2-56 to 2-59, Table 2-5
	7-3	2.0 - Project Description	2-56 to 2-59, Table 2-5
	7-4	2.0 - Project Description	2-49 and 2-56 to 2-59, Table 2-5
	7-5	2.0 - Project Description	2-49 and 2-56 to 2-59, Table 2-5
Carol Gorman	8-1	2.0 - Project Description	Figures 2-2 to 2-6
	8-2	2.0 - Project Description	2-32 to 2-39
Laura Leonard	9-1	2.0 - Project Description	Figures 2-2 to 2-6
	9-2	2.0 - Project Description	2-30 to 2-32
	9-3	2.0 - Project Description	2-32 to 2-39

*Appendix B - Notice of Preparation (NOP), Comment Letters,  
Meeting Transcripts, and Location of Responses*

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<b>Commenter</b>	<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
Michael Valentine	10-1	4.2 - Agricultural Resources	4.2-22 to 4.2-25
		4.4 - Biological Resources	Entire Section
Lynnel Pollock	11-1	4.5 - Cultural Resources	Entire Section
Michael Valentine	12-1	1.0 - Introduction	1-7, 1-8

1

CALIFORNIA STATE LANDS COMMISSION

PUBLIC HEARING IN THE MATTER OF  
PUBLIC SCOPING MEETING FOR  
PG&E PIPELINES 406 and 407

Followed by  
BIDDER'S CONFERENCE

CONFERENCE ROOM  
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ROSEVILLE, CALIFORNIA

TUESDAY, JULY 10, 2007  
3:00 P.M.

COPY

A P P E A R A N C E S

Crystal Spurr, State Lands Commission

Eric Gillies, State Lands Commission

Chris Ellis, PG&E

Joe Pennington, PG&E Manager

Dave Brown, State Lands Commission

Terry Wang, Nino and Mort (sp)

Katie Simpson, Ceres Associates

Anne-Marie McGraw, Opus Environmental

Tom Herzog, Power Engineers

Cindy Arrington, SWCA

Stephanie Chun, Geo Engineers

Emily Keller, EIP

Somer Goulet, Aspen

John Klemunes, Stantec Consulting

Hal Freeman, E Corp Consulting

John Rickenbach, Rincon Consultants

Matt Fagjerd, ESA

Brett Moore, Stantec

Carrie Andreotti, NGO, Inc

Walter Kim, Engineering Environmental Management

Roy Skinner, Engineering Environmental Management

Clint Meyer? Michael Brandman

George Visker, Geo Engineers

A P P E A R A N C E S (page two)

Steve Jenkins, Michael Brandman

Dustin Marlow, Fugro West

Vida Wright, Vendico Group

I N D E X

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MS. SPURR: My name is Crystal Spurr. I'm a staff environmental scientist with the California State Lands Commission in their Environmental Planning and Management Division. Eric Gillies is with the California State Lands Commission as well, and we have someone from our Land Management Division in the back, Joslyn Macomes (phonetic).

I'm going to talk a little bit about the CEQA process. I guess, first of all, I'd like to see how many are consultants? Raise your hand. And how many are from the general public? So we have a couple of people.

So I'm going to explain the California Environmental Act process. You got a notice in the mail of the preparation of an Environmental Impact Report and we prepare that in accordance with CEQA. The California State Lands Commission is the lead agency and what we're going to do is go out and take bids from consultants and we'll find someone to prepare an EIR. And they will be doing independent studies.

So those of you who have properties along this route, you may be contacted for someone to access your property. And we'll be working with PG&E on that. We don't have a schedule right now for the EIR but we are planning to maybe get started in October.

And it takes a little while to get through the

1 process of a direct EIR to get released to the public,  
2 around four to six months. And then, that'll be released  
3 for a 45 day public review period, at which time everyone  
4 will receive a notice of availability of that draft EIR and  
5 they'll get a chance to review that, either online at our  
6 website or you can request a copy of it. And during that  
7 time period, the 45 days, we'll also hold another public  
8 hearing, where you can make comments verbally if you want  
9 to, or you can send in your comments by mail or e-mail.

10           Once we receive all the comments, once that 45 day  
11 period is up and we've received all the comments, we will  
12 respond to those comments and anyone who responded to that  
13 draft Environmental Impact Report will receive a copy of the  
14 final in the mail with response to their comments.

15           And once that process is all done it will go to  
16 our Commissioners and they will make a decision whether or  
17 not to certify the EIR and whether or not to approve the  
18 project. So this Scoping session now is to get comments,  
19 what you might see in the content of the EIR, what you think  
20 the issues might be environmentally.

21           We're also going to have, Chris Ellis is here from  
22 PG&E and he's going to explain the project and then you can  
23 ask questions or give him comments on the project itself.  
24 So, right now I've explained the CEQA process, and does  
25 anyone have questions on that particular process? If not,



1 then I'm going to let Chris Ellis go ahead and explain the  
2 process.

3 MR. ELLIS: Okay, thanks, I'm Chris Ellis, I work  
4 in PG&E's Land Department and I'm responsible for the  
5 regulatory authorizations and permits for this project. And  
6 we have made application to the State Lands Commission and,  
7 as Crystal explained, they are embarking on their  
8 environmental review process.

9 Today I'll just try to explain a little bit in  
10 summary about what the project entails. As you know, PG&E  
11 owns and operates natural gas facilities in northern and  
12 central California and some of our existing transmission  
13 lines are denoted on this map as the dashed yellow lines  
14 here and here.

15 And there are two pipelines in this corridor that  
16 come down from Canada and they are the backbone system of  
17 how we get gas. As you also know, northern Sacramento  
18 County, Placer County and Sutter County have been growing  
19 like crazy and our system is nearing its capacity to serve  
20 the customer load in all of these areas.

21 We've been doing a number of projects to keep up with  
22 that and as part of that process we've determined that an  
23 additional transmission line is required to continue to keep  
24 ahead of the pace of development in this area.

25 So, how do we do that? We looked at a number of

1 alternatives. And that drawing over there depicts the  
2 alternatives that we've analyzed to construct a pipeline.  
3 Out of that analysis we came up with a preferred  
4 alternative, and it is a 30 inch diameter pipeline. It's  
5 roughly 40 miles in length.

6 We will be acquiring a 50 foot right-of-way where  
7 that pipeline will be located. During the construction  
8 phase we would also acquire a 50 foot temporary construction  
9 area. So the work area will be approximately 100 feet, the  
10 permanent right-of-way would be approximately 50 feet.

11 Industry standard construction techniques would be  
12 used in installing the pipeline. We also expect to be  
13 making application with any number of regulatory agencies to  
14 make sure that we have authorization to impact what species  
15 and resources may be out there. I would also add -- okay,  
16 so this is a 30 inch pipeline.

17 We are also constructing a 10 inch pipeline that  
18 will head south and serve the Metro Air Park area of  
19 northern Sacramento County.

20 I will point out that we have a couple of major  
21 crossings. We have 505; we have I-5; 113; we've got the  
22 Sacramento River of course, and that's why we're here,  
23 because State Lands owns that; 99; and any number of other  
24 major streets within the project area.

25 We terminate, like I said, at 400 and 401 at the

1 west we terminate with our existing line 123 on the east,  
2 and that's just inside the city of Roseville, the city  
3 boundary.

4 So with that, I think that's all I'm going to say,  
5 so if there's any questions out there, feel free to ask.

6 MS. SPURR: If anyone has any questions, from the  
7 public, on the project, go ahead and ask them now? Or any  
8 comments? And please give your first and last name before  
9 you speak.

10 MR. CARPENTER: I have a question. I'm George  
11 Carpenter. And, 50 foot permanent easement, is that going  
12 to be exclusive or will other utilities be allowed into the  
13 same thing?

14 MR. ELLIS: It's not an exclusive easement but the  
15 right-of-way we obtain does have some restrictions.  
16 Typically they don't exclude all other utilities but it  
17 presents boundaries, separation distances between our  
18 pipeline and whatever additional utilities are looking to  
19 get into that space. The exclusions tend to be for  
20 permanent structures over the pipeline and then also deep  
21 rooted plants within 15 feet either side of the pipeline.

22 FROM THE AUDIENCE: Where does the main line  
23 start? From the middle of Baseline or --?

24 MR. ELLIS: What we're looking to acquire would be  
25 from the edge of the roadway itself. So, in this situation

CARPENTER  
1-1

1 -- and we talked about it, it will be either six or eight  
2 lanes at ultimate build-out. In addition to that there will  
3 be substantial landscape strip and we're actually looking at  
4 our right-of-way being located congruent with that,  
5 possibly.

6 But that's something that the municipality and the  
7 engineering firm and developers in certain cases will have  
8 to be a part of that decision. So we're looking at the edge  
9 of the roadway.

10 FROM THE AUDIENCE: Any compressors at the  
11 stations?

12 MR. ELLIS: No compressor stations. There will be  
13 several above-ground locations so there will be pressure  
14 limited stations and valve lines. And I think there are,  
15 yeah, five of those. And they range from approximately 100  
16 feet to, let's just say 40 by 40, somewhere in those ranges.

17 FROM THE AUDIENCE: Within the Natomas Basin Area,  
18 Reclamation District 1000 has a number of canals and the  
19 water company also has canals. A lot of them go along Riego  
20 Road. What would be the plan for location of the pipeline?  
21 It looks like it goes along Riego Road. Would it be within  
22 the road right-of-way or be north/south of those and be  
23 relocated?

24 MR. ELLIS: We're not planning at this point on  
25 any canals being relocated. So we're looking to locate

1 adjacent to a situation like that. Whether it's north or  
2 south, I don't know for sure, but it would be either side of  
3 a feature like that.

4 In some cases we're discovering that -- not  
5 necessarily Rec 100 per se, but there are canal features  
6 that may be culverted as a part of the road widening process  
7 and so our location in relation to that, in the future, is  
8 something that we would be working out with the property  
9 owner and the owner of that particular facility.

10 MR. GAYLORD: Andrew Gaylord, Placer County  
11 Transportation. We'd love to set up a meeting with you  
12 folks to talk about Placer Vineyards that's going before the  
13 board next week or so, it may be approved, so construction  
14 of that sounds like, as a miniature pipeline.

15 We would want to coordinate with PCWA since it's  
16 going to be running down Baseline and what have you. Are  
17 you aware that your alternative going down the power lines  
18 is going to be underneath -- corporation yard?

19 MR. ELLIS: The location --

20 MR. GAYLORD: The alternate alignment is going  
21 down the power line, the alignment is going to be the  
22 proposed corporation yard with dual tanks, CNG fueling  
23 station?

24 MR. ELLIS: We did look at what the uses were on  
25 the ground and in some cases those were reasons why the

GABER  
2-1

1 preferred was selected. So, yeah, we -- yeah, that is part  
2 of the process, yes.

3 MR. GAYLORD: Yeah, good. Any idea when you'd be  
4 under construction on Baseline?

5 MR. ELLIS: Just, to sort of put parameters on it,  
6 portions of the line we need to be constructing in 2009, but  
7 those tend to be farther to the west. But in the Placer  
8 County area we're looking at a timeframe of somewhere  
9 between 2010 and 2013.

10 MR. GAYLORD: Is there a possible way to  
11 accelerate that? We keep getting told by the developer that  
12 they want to be under construction and one of their first  
13 orders of work, before they do any other work on the site,  
14 is to widen Baseline to four lanes and do a lot of other  
15 roadwork out there. It's going to be difficult enough to,  
16 you know, go through that construction. And if you're  
17 coming through subsequent to that.

18 MR. ELLIS: Right. We are also in contact with  
19 the developers' engineering firm and we are also discussing  
20 schedule with them and our philosophy is to do what we can  
21 to make it easy for them as well.

22 MR. GAYLORD: Okay. The -- is going to be a  
23 nightmare.

24 MR. ELLIS: I can imagine.

25 MS. SPURR: Any other questions or comments on the

GABER  
2-2

GABER  
2-3

1 project? I'm going to open it up for any comments anyone  
2 wants to make on scope and content of the draft EIR. What  
3 you might like to see or what you think might be issues and  
4 the lines in the EIR. I'll open it up for that and anyone  
5 can comment on that at this time.

6 MR. GILLIES: I guess that's it. If no one else  
7 has any other public comment we'll go ahead and adjourn the  
8 Public Scoping for the 3:00 meeting and then we'll proceed  
9 with the pre-proposal conference, which most of you are here  
10 for. And we have Dave Brown, the head of our Contracts  
11 Division, and he'll be here to talk about specifics of  
12 submitting your proposals. Is the sign-in sheet available?

13 MS. SPURR: I want to make sure that everyone has  
14 signed that, so if you haven't signed yet please sign in.

15 MR. GILLIES: And if people from the public want  
16 to stay, you're welcome to stay for the conference. Once I  
17 get the sign-in sheet I'll --

18  
19 (Thereupon, at 3:20 p.m., the July 10, 2006, 3:00  
20 p.m. Scoping Meeting concerning PG&E pipelines 406  
21 and 407 was adjourned.)

22 --o0o--

23 \*\*\*\*\*

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1           And it's a competitive based award so what we'll  
2 do is, once we get the proposals we'll rank them. We'll  
3 have a team within State Lands that reviews the proposals,  
4 we'll rank them one, two, three to however many we get, and  
5 then we'll select the top three for interviews.

6           And then once we go through the interviews we re-  
7 rank them and select the top one to begin negotiations on  
8 cost for their team to prepare the draft and final  
9 environmental documents, all the way up to the Commission  
10 certification.

11           After this meeting -- well, Crystal Spurr is the  
12 project manager. I'm also working on the project as well,  
13 assisting her. But, after this meeting, any questions you  
14 have go through Annabelle Avelita -- her name is in the  
15 SOI -- or Dave Brown.

16           MR. BROWN: Yes. And they can get me through that  
17 number.

18           MR. GILLIES: And then once we select the top one  
19 we'll go into cost negotiations. What we'll do is estimate  
20 how much it's going to cost for the document and if the cost  
21 is reasonable, at the negotiations we'll go with that firm.

22           If it's not, within the cost we estimate, then  
23 we'll go ahead and go to the next firm. And we can't go  
24 back to the first firm or - once we remove the first firm we  
25 can't go back.

1 MR. BROWN: We've also put a 20 day limitation on  
2 the negotiation period, so it has to happen within that  
3 period of time.

4 FROM THE AUDIENCE: The top firm will be told  
5 they've won --.

6 MR. GILLIES: Well, if the amounts are way beyond  
7 the costs that we estimate for the project and we can't  
8 negotiate to a fair price, then we go to the number two.

9 FROM THE AUDIENCE: So they will be given --

10 MR. GILLIES: Yes, right.

11 MR. BROWN: It's a competency based award.

12 MR. GILLIES: And that's why we asked you to come  
13 to the public meeting. You received the NOP to get a scope  
14 of the project. We expect you to have a firm team in the  
15 issues that'll be involved.

16 You've got biological issues, cultural resources.  
17 We had a public meeting yesterday in Yolo County in  
18 Woodland and one of the big issues was the agriculture. So,  
19 that's going to be a big issue to address in the document,  
20 the socioeconomics with that.

21 And then of course we would expect expertise on  
22 horizontal directional drilling, because that will be going  
23 under the river as well as other waterways, to handle that.  
24 So we want that addressed in the document.

25 MS. SPURR: There's one more person who needs to

1 sign up.

2 MR. BROWN: Has everybody pre-qualified with the  
3 Commission? That you know of? Because if you haven't the  
4 pre-qualification paperwork is on our website. If you got  
5 this you're pre-qualified, but if you picked it up off the  
6 General Services website or something like that you do need  
7 to be pre-qualified. And that can be submitted concurrent  
8 with the proposal.

9 After this hearing, as Eric said, Annabelle is the  
10 only contact. We do this so we can field all questions and  
11 make sure there is an even playing field and if the question  
12 is germane, we think, to everybody's proposal, we will make  
13 sure that the answers get back out to everybody.

14 We've made provisions in the proposal for a  
15 technical editor and a web publisher. And these people need  
16 to be identified. And there is also a requirement that some  
17 kind of a quality assurance method or plan be submitted  
18 along with the proposal as well.

19 The web's version standards are in the proposal.  
20 It's very important that these standards are adhered to.  
21 Even in a large document we are limited to one megabyte per  
22 item, per file. That's to facilitate people with dial-up  
23 downloading capability, so they can view the document.

24 There's a small business participation of 25  
25 percent and a disabled veteran of five percent. You have to

1 either provide that, identify those sub-contractors, or if  
2 you're one of those yourself all the better. Or, reasons  
3 why you couldn't get there.

4 That will be in this part of the initial, you need  
5 to identify those sub-contractors initially. We'll worry  
6 about the percentages later, when the counter-proposal comes  
7 in. And I think that's all I have.

8 MR. GILLIES: I'll go ahead and take roll. Is  
9 Terry Wang, Nino and Mort (phonetic)? Okay.  
10 Katie Simpson, Ceres Associates?  
11 Anne-Marie McGraw with Opus Environmental?  
12 Tom Herzog, Power Engineers?  
13 Cindy Arrington, SWCA?  
14 Stephanie Chun, Geo Engineers?  
15 Emily Keller, EIP?  
16 Somer Goulet, Aspen?  
17 John Klemunes, and that's Stantec Consulting?  
18 Hal Freeman, E Corp Consulting?  
19 John Rickenbach, Rincon Consultants?  
20 Matt Fagjerdas, ESA?  
21 Brett Moore, Stantec?  
22 Carrie Andreotti, and that's NGO, Inc?  
23 Walter Kim, Engineering Environmental Management?  
24 Roy Skinner, Engineering Environmental Management?  
25 Clint Meyer? Micheael Brandman.

1 George Visker, Geo Engineers?

2 Steve Jenkins, Michael Brandman?

3 Dustin Marlow, Fugro West?

4 Vida Wright, Vendico Group.

5           And I think that's everybody. I think that's  
6 about it. Does anybody have any questions as far as our  
7 process and contracting?

8           FROM THE AUDIENCE: I have just one question for  
9 Mr. Brown. With the disabled veterans five percent, is that  
10 mandatory?

11           MR. BROWN: It's mandatory unless you can prove  
12 otherwise that you couldn't make it, so it's essentially, we  
13 have to make that five percent.

14           FROM THE AUDIENCE: Okay, that's fine, thank you.

15           MR. GILLIES: Any other questions as far as  
16 clarity of the SOI or the project? Yes, Steve?

17           FROM THE AUDIENCE: I have a question on the PEA  
18 that was prepared for this project. Which firm prepared  
19 that PEA and will they be contacted --?

20           MR. GILLIES: Do you know who that is, Chris?

21           MR. ELLIS: Yeah, it was prepared, a section of it  
22 was prepared by CH2M Hill and a section of it was TRC  
23 Solutions.

24           FROM THE AUDIENCE: Can you tell us what sections?

25           MR. ELLIS: Yeah, the 406 section, which is from

1 400/401 over to 172, was prepared by CH2M Hill. The  
2 remainder by TRC Solutions. For the most part, there is  
3 some mixing on some resources, but for the most part that's  
4 the breakdown.

5 FROM THE AUDIENCE: The second question I have is  
6 on PG&E 108. ESA was hired to do that. Can you tell us  
7 what the anticipated approval date is by the Commission and  
8 when the draft EIR will come out this year?

9 MS. SPURR: The draft EIR may be out in the street  
10 in two months. That's what we're anticipating. And we're  
11 hoping to take it to the Commission for certification and  
12 project approval at our December meeting. That may or may  
13 not happen.

14 FROM THE AUDIENCE: Thank you.

15 MR. GILLIES: Is there anything else you needed to  
16 say, Dave?

17 MR. BROWN: Not unless they have more questions.

18 MR. GILLIES: Okay. Well, if no one else has any  
19 more questions we'll go ahead and end the conference.

20 You're welcome to stay, we'll have a 5:30 meeting, again a  
21 Public Scoping Meeting and you're welcome to stay for that.

22 MS. SPURR: But you don't have to.

23 MR. GILLIES: No, we didn't require that, we  
24 required the 3:00 briefing and for you all to be here for  
25 the Bidder's Conference. Sometimes it's good to be here to

1 listen to the public comments, what issues are coming about.

2           As I mentioned, Yolo County, the farming  
3 community, really came out and was vocal. So that's going  
4 to be an issue we want converted well, as well as biological  
5 issues, Giant Garter Snake and Swainson's Hawk, as well as  
6 cultural resources.

7           And then, as I mentioned before, after you leave  
8 here, all communications through Annabelle. And if there's  
9 a technical question she'll direct it to us and we'll give  
10 her the answer or provide her guidance and then she would  
11 distribute that to all the firms that are in attendance  
12 here. And we thank you for this big show out. We may have  
13 a lot of proposals to go through.

14           (Thereupon, at 3:35 p.m., the July 10, 2006,  
15 Bidder's Conference concerning PG&E pipelines 406  
16 and 407 was adjourned.)

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## CERTIFICATE OF REPORTER

I, William Kleinhans, an Electronic Reporter, do hereby certify that I am a disinterested person herein; that I recorded the foregoing State Lands Commission public Scoping Meeting and Bidder's Conference on the proposed PG&E Pipeline 406/407; that thereafter the recording was transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting, or in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 23<sup>rd</sup> of July 2007.



---

William Kleinhans  
Certified Shorthand Reporter



1 **RESPONSE TO PUBLIC SCOPING MEETING SET 3**

<b>Commenter</b>	<b>Comment Number</b>	<b>Section of Draft EIR</b>	<b>Page Number(s)</b>
George Carpenter	1-1	2.0 - Project Description	2-32 to 2-39
Andrew Gaber	2-1	2.0 - Project Description	Figures 2-3 to 2-6
		3.0 - Alternatives and Cumulative Projects	Entire Section
	2-2	2.0 - Project Description	2-80
	2-3	2.0 - Project Description	2-80

2

**PUBLIC SCOPING MEETING SET 4**

CALIFORNIA STATE LANDS COMMISSION

PUBLIC HEARING IN THE MATTER OF  
PUBLIC SCOPING MEETING FOR  
PG&E PIPELINES 406 and 407

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TUESDAY, JULY 10, 2007

5:45 P.M.

**COPY**

A P P E A R A N C E S

Crystal Spurr, State Lands Commission

Eric Gillies, State Lands Commission

Chris Ellis, PG&E

Joe Pennington, PG&E Manager

I N D E X

Page

SCOPING MEETING

PANEL COMMENTS

Eric Gillies

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P R O C E E D I N G S

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MR. GILLIES: This is PG&E 406/407 pipeline project, and is anybody here from the public? No. We're going to go ahead and just open and close the meeting since no one is here from the public. It's 5:45, Tuesday, July 10<sup>th</sup>, and that adjourns it. Thank you.

(Thereupon, at 5:45 p.m., the 5:45 p.m. July 10, 2006, Scoping Meeting concerning PG&E pipelines 406 and 407 was adjourned.)

## CERTIFICATE OF REPORTER

I, William Kleinhans, an Electronic Reporter, do hereby certify that I am a disinterested person herein; that I recorded the foregoing State Lands Commission public Scoping Meeting on the proposed PG&E Pipeline 406/407; that thereafter the recording was transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said meeting, or in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 23<sup>rd</sup> of July 2007.



---

William Kleinhans  
Certified Shorthand Reporter

1 **RESPONSE TO PUBLIC SCOPING MEETING SET 4**

2 The public scoping meeting held on July 10, 2007 at the Roseville Public Library was  
3 not attended by any members of the public. Therefore, no comments regarding the  
4 project were made.

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