



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.

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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

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- 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

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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.
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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

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 1×10^{-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

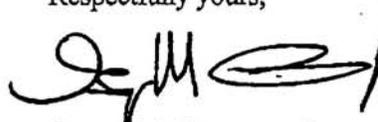
5. The vertical alignment of the pipeline should contemplate and make provisions for future utility crossing (water, sewer and drainage) that will be necessary to service the proposed Sutter Pointe development. 9-6

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

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

RESPONSE TO COMMENT SET 9

Comment Number	Section of Draft EIR	Page Number(s)
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

Comment Number	Section of Draft EIR	Page Number(s)
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

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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

Comment Number	Section of Draft EIR	Page Number(s)
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

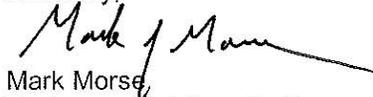
1. Given the fact that Baseline Road is a major arterial roadway within the City of Roseville, the Draft Environmental Impact Report (DEIR) should evaluate what impacts the proposed project would have on traffic circulation in Roseville during construction. The NOP states that the pipeline would be constructed 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

Comment Number	Section of Draft EIR	Page Number(s)
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 pipeline. 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.

2250 Douglas Blvd.
Suite 150
Roseville, CA 95661
916.788.2884
Fax 916.788.4408
info@rsc-engr.com

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Page 2
July 18, 2007

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

Sincerely,



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

Comment Number	Section of Draft EIR	Page Number(s)
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 18th, 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 19th 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

Comment Number	Section of Draft EIR	Page Number(s)
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

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Office (530) 666-8627
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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

Comment Number	Section of Draft EIR	Page Number(s)
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

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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 a 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