

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?

VALENTINE  
2-2

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?

VALENTINE  
2-3

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  
2-4

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 in  
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?

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?

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?

24 MR. ELLIS: We would work with you to find an  
25 agreeable way so that you could maintain your access. And

VALENTINE  
5-2

SMITH  
6-1

SMITH  
6-2

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?

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?

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.

SMITH  
7-3

POLLOCK  
7-4

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?

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

LEONARD  
9-3

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