

1 **4.9 LAND USE AND PLANNING**

2 This Section addresses the environmental setting, impacts and mitigation measures
3 for the proposed Project related to land use and planning. Included are descriptions
4 of the environmental setting in terms of existing land uses that could be affected by
5 the proposed alignment. Federal, State, and local plans that could affect the Project
6 construction and operation are also discussed.

7 **4.9.1 Environmental Setting**

8 This Section presents information on existing land uses along the proposed pipeline
9 alignment. It identifies sensitive land uses such as schools, residential, biological
10 preserves, and recreation and open space areas adjacent to and near the proposed
11 alignment. The land use inventory was conducted by examining and verifying data
12 provided by PG&E, aerial photographs, and field reconnaissance. The study area
13 boundary includes lands within the pipeline right-of-way (ROW) and lands beyond
14 the ROW that could be affected by construction or operational activities.

15 The study area width for sensitive land uses extends from the alignment itself
16 approximately 660 feet on either side of the proposed pipeline. Areas at risk of
17 pipeline releases are known as High Consequence Areas (HCAs). Federal DOT
18 regulations define area classifications, based on population density of the pipeline
19 vicinity and on an area that extends for 660 feet (220 yards) on either side of the
20 centerline of any continuous one-mile length of the pipeline. The class locations
21 along the proposed pipeline route are shown in Figure 2-7.

22 The risk analysis performed for the proposed project is located in Section 4.7,
23 Hazards and Hazardous Materials. School districts require a 1,500-foot distance for
24 hazardous land uses near school sites, per Title 5, section 14010, of the California
25 Code of Regulations - Standards for School Site Selection. Two planned school
26 sites within the Placer Vineyards Specific Plan area (an HCA) are located within
27 1,500 feet of the proposed Project pipeline along Base Line Road. Alternative
28 Options I, J, K, and L were included in this Draft EIR to address the planned school
29 sites.

30 **Existing Land Use Types.** The proposed pipeline alignment traverses lands in
31 Sutter County, Yolo County, Sacramento County, Placer County, and is within the
32 Sphere of Influence of the City of Roseville. The area along the proposed alignment
33 passes through predominantly agricultural or undeveloped areas. Existing land use
34 reported below generally reflects those uses within a 0.5 mile of the proposed

1 pipeline alignment. Table 4.9-1 shows the general land use categories that classify
 2 the types of uses within or adjacent to the proposed Project alignment. Figures 2-3,
 3 2-4, 2-5, and 2-6 show aerial photograph views of the types of land uses that occur
 4 along the

5 **Table 4.9-1: Existing Land Uses and General Plan Land Use Designations**
 6 **along the Proposed Project Alignment**

Route Segment	County	Existing Land Use	Designated Land Use
From tie-in to Lines 400 and 401 to Dunnigan Hills	Yolo	Cultivated Agricultural Lands (Disced, Fallow, Row Crop, Orchard, Pasture)	Agriculture
Dunnigan Hills	Yolo	Cultivated Agricultural Lands Range Land Residential	Agriculture Very Low Density Residential Low Density Residential
Interstate 5 to the tie-in with Line 172A	Yolo	Cultivated Agricultural Lands Residential	Very Low Density Residential
Lines 406 and 172A tie-in point to Sacramento River	Yolo	Cultivated Agricultural Lands Orchards Residential	Agriculture Very Low Density Residential Low Density Residential Open Space
Yolo/Sutter County boundary at Sacramento River to Powerline Road	Sutter	Habitat Preserve Zones (Natomas Basin Conservancy Mitigation Lands) Orchards	Open Space Industrial
From Intersection of Powerline Road and Riego Road south to Elverta Road (the Distribution Feeder Main (DFM))	Sutter and Sacramento	Agriculture (primarily rice fields)	Agriculture Industrial
Intersection of Powerline Road and Riego Road to Steelhead Creek	Sutter	Agriculture (primarily rice fields and pasture) Industrial Residential	Industrial (Sutter Pointe Specific Plan area)

Route Segment	County	Existing Land Use	Designated Land Use
Steelhead Creek to Sutter/Placer County boundary	Sutter	Agriculture (mainly pasture)	Industrial Low Density Residential
Sutter/Placer County boundary to Line 123 Tie-in	Placer	Agriculture (primarily grazing land) Light commercial Residential	Agriculture Very Low Density Residential Low Density Residential Urban Reserve (South side of Base Line Road - adopted Placer Vineyards Specific Plan area) (North side of Base Line Road - Curry Creek Community Plan area and Sierra Vista Specific Plan area)
Source: PG&E 2007; California Resources Agency.			

1

2 Existing land uses include the following definitions (PG&E 2007):

- 3 • Range Land: These areas are mostly hilly or sloping terrain with little or no
4 discing (except for firebreaks). They include some oak woodland areas and
5 open rangeland.
- 6 • Orchards: These consist primarily of nut tree orchards (almond or walnut), but
7 also include some fruit and olive orchards.
- 8 • Disced, Fallow, Row Crop, or Improved Pasture: These are areas that show
9 some improvements, such as evidence of complete or partial leveling, discing,
10 or use for row plants. Some of these fields have been used for row crops
11 (tomatoes, squash, sunflowers, asparagus, or other crop) while others have
12 been used for fodder production (hay or alfalfa).
- 13 • Urban, Residential, Commercial, or Industrial: Developed areas include the
14 portions of the Project area characterized by buildings, roads, equipment
15 storage areas, and the surrounding areas with horticultural vegetation. Where
16 these areas are large enough, these properties are mapped separately from
17 the surrounding land use.

18

1 **Land Uses along Line 406**

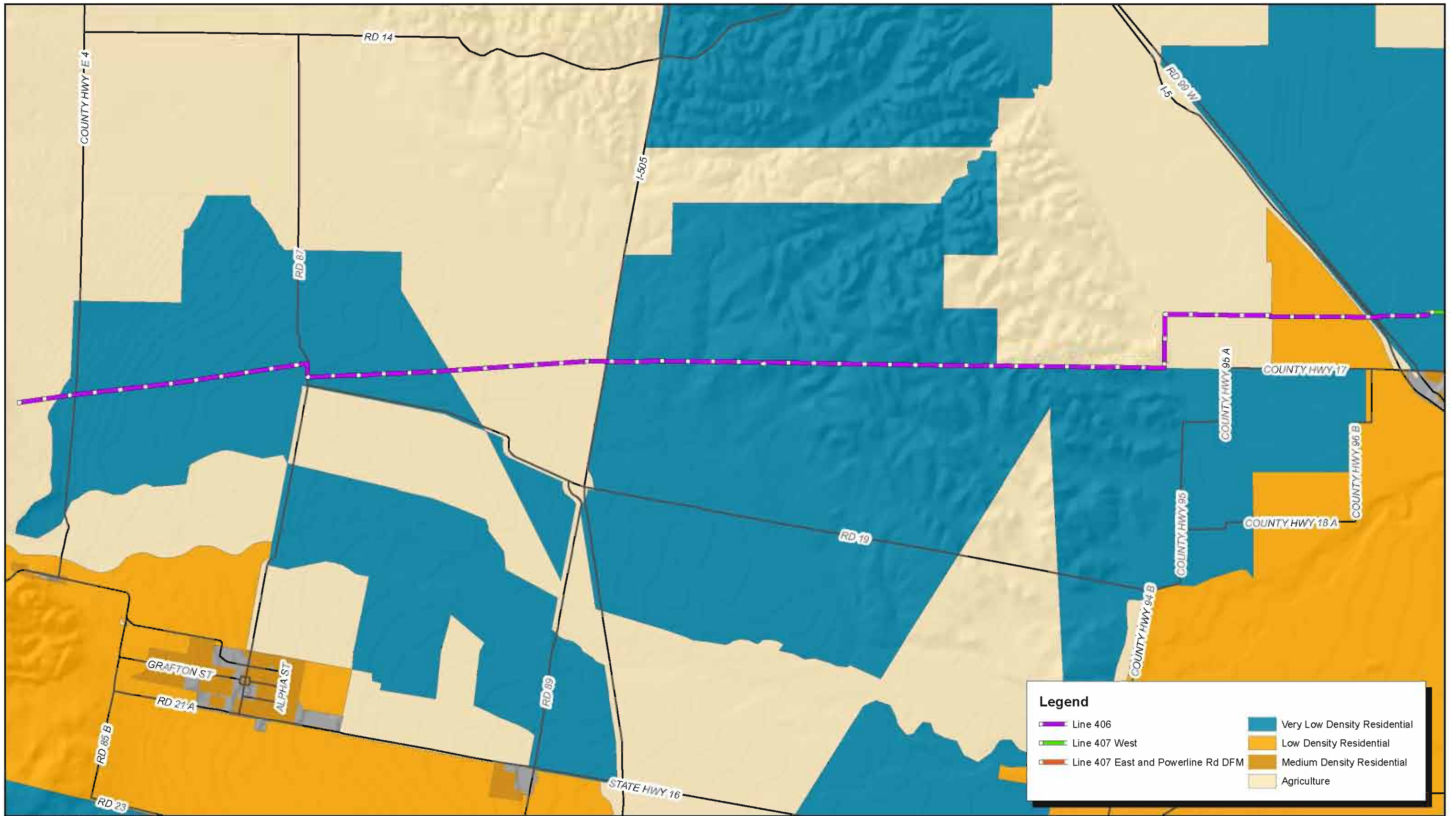
2 Line 406 is located entirely in north-central Yolo County and extends from the
3 existing Lines 400 and 401 to the existing Line 172A for approximately 14 miles
4 through unincorporated areas of Yolo County. This area is generally used for
5 agricultural production. See Figure 4.9-1A for land uses along the proposed Project.

6 Disced, fallow, row crop, or improved pastures dominate the mostly flat alignment
7 areas from the tie-in with Lines 400 and 401 to the Dunnigan Hills, where the land
8 use becomes predominately grazing land. Seasonal wetlands and creek crossings
9 are also found in the Dunnigan Hills area. The Line 406 Project area continues as
10 primarily agricultural from east of the Dunnigan Hills to Interstate (I) 5. Orchards are
11 found on the Project alignment between I-5 and the tie-in with Line 172A. In
12 addition, developed land uses, such as rural residential and farm buildings, dot the
13 landscape along the Line 406 alignment, as shown on Figure 4.9-1A.

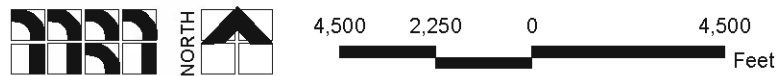
14 Agricultural lands, which include lands that are currently plowed, used for row crops
15 or improved pasture, or are currently fallow, make up 56.2 percent of the existing
16 land uses along the Line 406 Project alignment. Of the rest of the Line 406 Project
17 area, 36.3 percent is grazing land, 4.2 percent is orchards, and 3.3 percent is urban.
18 Additional detail on adjacent land uses may be found in Figure 2-3.

19 **Land Uses along Line 407**

20 Line 407 West extends from the western terminus at Lines 406 and 172A in Yolo
21 County to the junction of Riego Road and Powerline Road, approximately 1 mile
22 east of the Sacramento River in Sutter County. West of the Sacramento River, the
23 majority of the route follows existing roads with the exception of approximately 2.5
24 miles of the route length. From the tie-in points with Lines 406 and 172A, the
25 alignment runs south and then east through agricultural fields until it reaches County
26 Road (CR) 17. The Line 407 West pipeline alignment then follows CR-17 eastward
27 through mixed row crops and orchards, crossing State Route (SR) 113 and small
28 patches of oak woodland until it reaches the Knights Landing Ridge Cut. From
29 there, the Project route heads northeast and follows an existing electric utility
30 corridor for 2 miles. It then turns east across the Yolo Bypass to CR-16 and follows
31 CR-16 east through the Sacramento River Ranch Conservation Bank lands and
32 walnut orchards to the Sacramento River crossing site, near the junction of CR-16
33 and CR-117. See Figures 4.9-1B and 4.9-1C for land uses along the proposed
34 Project. Additional detail on adjacent land uses may be found in Figure 2-4 and 2-5.

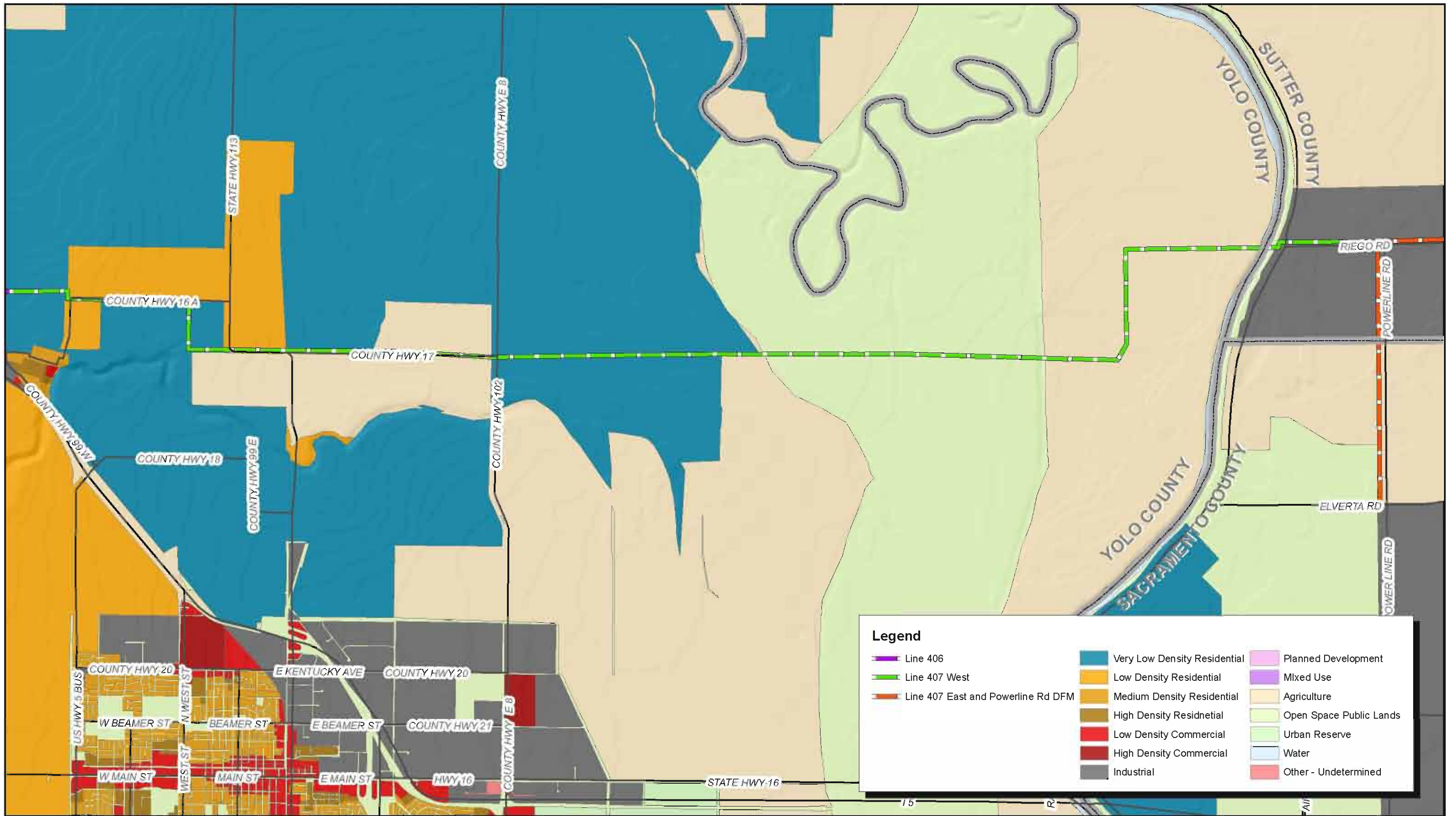


Source: California Resource Agency and PG&E 2008.



Michael Brandman Associates
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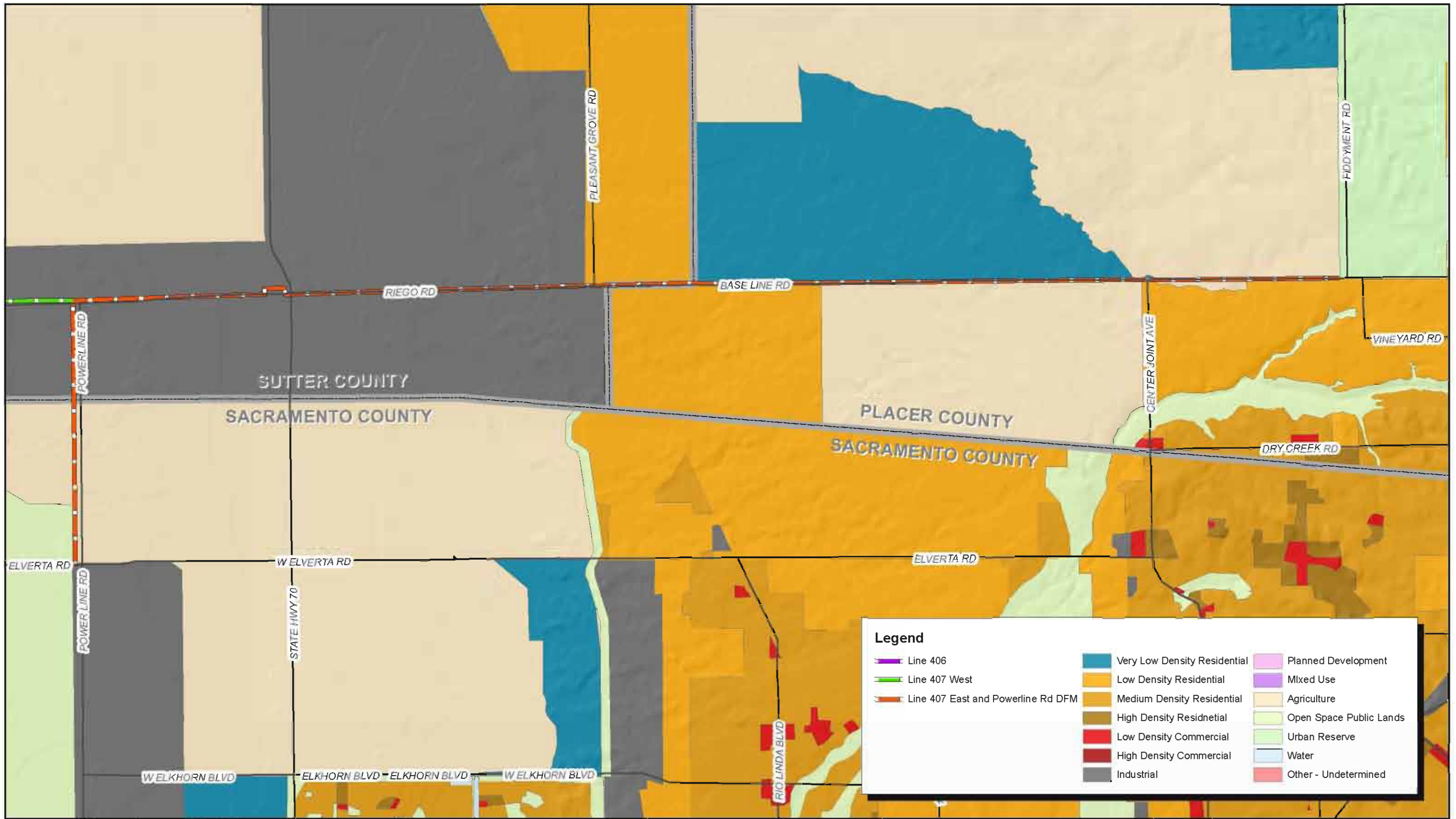
Figure 4.9-1A
Land Use in the Project Area



Source: California Resource Agency and PG&E 2008.



Figure 4.9-1B
Land Use in the Project Area



Source: California Resource Agency and PG&E 2008.



Figure 4.9-1C
Land Use in the Project Area

1 The Line 407 West Project area consists predominantly of agricultural land use.
2 Row crops, irrigated pasture, orchards, and a few rice fields span a majority of the
3 Project area west of the Sacramento River in the Line 407 West Project area.
4 Orchards are found on the Project alignment between the tie-in points with Lines 406
5 and 172A and the Sacramento River. The west side of the Sacramento River
6 crossing location is within a walnut orchard. The east side of the river crossing is
7 within a row crop field inside the river levee at the junction of Riego Road and
8 Garden Highway. On the east side of the Sacramento River, the Project alignment
9 follows Riego Road through the Natomas Basin Habitat Conservation Plan (NBHCP)
10 area and past the Huffman East, Huffman West, Vestal, and Atkinson conservation
11 tracts to the junction of Riego Road and Powerline Road.

12 The eastern end of the Project area is experiencing rapid growth, and new
13 development projects are planned in the vicinity of the Line 407 East and Powerline
14 Road Distribution Feeder Main (DFM) Project areas within Sutter, Sacramento, and
15 Placer counties. Many of the new development projects are in the early planning
16 and construction phases, and the area between the Sacramento River and the
17 Roseville city limits is set for major expansion over the next 10 to 20 years.
18 Residential, commercial, and industrial development will cover much of the Project
19 area where land is currently limited to agricultural use (primarily rice fields and
20 grazing land) and non-native annual grasslands, with some inclusive seasonal pool
21 and vernal pool wetlands, as well as rural residential development.

22 The Line 407 East alignment follows Baseline Road and Riego Road east of the
23 Sacramento River and terminates at the intersection of Baseline Road and
24 Fiddymont Road. Just east of the NBHCP conservation tracts, the route passes by
25 two major approved development areas, the Sutter Pointe Specific Plan area in
26 Sutter County and the Placer Vineyards Development area in Placer County. The
27 Sutter Pointe Specific Plan area, which will be developed under Sutter County's
28 Measure M, is currently being used for rice fields.

29 Crossing into Placer County, the Project alignment follows the northern border of the
30 approved Placer Vineyards Development area for approximately 6 miles, just short
31 of the tie-in with Line 123. The area just west of the Sutter/Placer county line near
32 Pleasant Grove Road consists mostly of rural residential and agricultural parcels
33 ranging in size from 1 to 96 acres. Land use in the remainder of the Placer
34 Vineyards Development area, directly south of the Project area, consists of
35 agricultural lands (primarily rice fields). North of the Project alignment, large portions
36 of land are being considered for development (Curry Creek Community Plan), but

1 are currently used for agriculture, and are primarily undeveloped grazing-land.
2 Annual grasslands and vernal pool habitat are also found within this area. There is
3 some low-density residential and commercial use at the intersection of Baseline
4 Road and Fiddymment Road. Recent housing developments have been constructed
5 along the northeastern corner of this intersection, which marks the border of the City
6 of Roseville. The Project alignment also crosses the easement for the Western Area
7 Power Administration's (WAPA) Olinda-Tracy 500 kV, Obanion-Elverta 230 kV,
8 Cottonwood-Roseville 230 kV, and Roseville-Elverta/Roseville-Fiddymment 230 kV
9 transmission lines. Additional detail on adjacent land uses may be found in Figure
10 2-5.

11 The Powerline Road DFM, which will be constructed concurrently with Line 407
12 East, extends 2.5 miles south from Powerline Road to Elverta Road at the proposed
13 Sacramento Metro Air Park development. This route currently consists primarily of
14 rice fields. Additional detail on adjacent land uses may be found in Figure 2-6.

15 **4.9.2 Regulatory Setting**

16 Federal, State, and local regulations are described in this section. A policy
17 consistency analysis is found in Section 4.9.5, Impact Analysis and Mitigation
18 Measures.

19 **Federal**

20 There are several Federal agencies with jurisdiction over the lands in the ROW for
21 the proposed alignment. The U.S. Department of Transportation (DOT) regulates
22 technical performance of oil and gas pipelines. The standards in the Federal
23 regulations are more stringent for pipelines placed near high human population
24 densities. Federal DOT regulations define area classifications, based on population
25 density of the pipeline vicinity and on an area that extends for 660 feet (220 yards)
26 on either side of the centerline of any continuous one-mile length of the pipeline.
27 Class designations representing more populated areas require higher safety factors
28 in pipeline design, testing, and operation. In addition to population density, other
29 factors are used to determine the design factor used within a class designation. A
30 higher safety factor must be used in the design formula for steel pipelines that: (a)
31 cross, without a casing, the ROW of an unimproved public road; or (b) cross without
32 a casing, or makes a parallel encroachment on the ROW of a hard-surfaced road, a
33 highway, a public street, or a railroad. The design specifications for each of the
34 pipeline area classes included as part of the Project are provided in Section 2.0,

1 Project Description, Table 2-2. Section 2.0, Project Description, Figure 2-7
2 illustrates the pipeline area classifications along the proposed route.

3 The U.S. Environmental Protection Agency (EPA) regulates spill responses. The
4 U.S. Army Corps of Engineers (USACE) regulates discharges into waters of the
5 United States.

6 **State**

7 The California Public Utilities Commission (CPUC) has exclusive jurisdiction over the
8 design, location, construction, and operation of gas transmission facilities operated
9 by investor-owned public utilities.

10 The proposed alignment crosses four counties: Yolo, Sutter, Sacramento, and
11 Placer, and is adjacent to the City of Roseville. Applicable information from land use
12 plans and zoning ordinance for the counties and city are presented below.

13 **Local**

14 *Yolo County*

15 The Yolo County General Plan states that all utilities are permitted without obtaining
16 a use permit or site plan approval. The routes of all proposed utility transmission
17 lines are to be submitted to the County for recommendation prior to the acquisition of
18 ROW. No applicable zoning code provisions for a natural gas pipeline were found.

19 Recreational activities within Yolo County include community parks, State recreation
20 areas and historic parks, lakes, wine tasting, golf, river rafting, boating, and
21 swimming. Yolo County owns and maintains 11 parks and recreation facilities
22 throughout the County, and none are located directly within the Project area. The
23 Esparto Community Park is the closest park to the Project area at approximately 2.5
24 miles south of Line 406 in the community of Esparto. Recreational activities that
25 may take place in the vicinity of the Project area in Yolo County mainly consist of
26 water sports or leisure activities along Cache Creek and the Sacramento River.
27 Cache Creek lies south of Lines 406 and 407. At the east end of Line 406, the creek
28 is between 1.5 and 3 miles south of the Project. Near Line 407-W, the creek runs
29 within 0.25 mile of some portions of the proposed alignment, most notably near the
30 intersection of SR-113 and CR-17.

31 A portion of the eastern end of Line 407 West is adjacent to the Gray's Bend area of
32 the Sacramento River. The line then continues east and passes under the

1 Sacramento River. There are no boat-launching facilities or public beaches on the
2 Yolo County side of the Sacramento River in these areas; however, boats, kayaks,
3 or river rafts launched from other parts of the river may be present at any given time.

4 The River Ranch Conservation Bank, managed by Wildlands Inc., is a 76-acre
5 mitigation bank west of the Sacramento River and on both sides of CR-16 in Yolo
6 County. It provides permanent habitat for the endangered valley elderberry longhorn
7 beetle (VELB). The bank is within a 3,682-acre property owned by the Sacramento
8 River Ranch LLC. The bank sells conservation credits for the loss of valley
9 elderberry longhorn beetle habitat within the primary service area, which includes all
10 of Sutter, most of Sacramento, and smaller portions of Yolo and Placer counties.
11 Wildlands plans to open two additional portions of the River Ranch valley elderberry
12 longhorn beetle conservation bank, encompassing an additional 95 acres. A portion
13 of Line 407 West runs through the River Ranch Conservation Bank. See Figures
14 4.9-1A, 4.9-1B, and 4.9-1C for land uses along the proposed Project.

15 *Sutter County*

16 The land use policies in the Sutter County General Plan are implemented through
17 zoning, specific plans, or other planning tools that impose specific development
18 standards on proposed land uses. A review of the Sutter County General Plan did
19 not identify any policies that relate to natural gas pipelines. No applicable zoning
20 provisions for natural gas pipelines were found.

21 The main recreational activities offered in the Sutter County portion of the Project
22 area are centered around the Sacramento River. Lines 407 West and 407 East
23 cross approximately 6 miles of unincorporated Sutter County. There are no public,
24 community parks or other recreational facilities within 0.5 mile of the Project area.
25 Recreational activities near the Project area are limited to the vicinity of the
26 Sacramento River crossing. The Rio Ramaza Marina is a private marina on an
27 approximate 0.35-mile stretch of the Sacramento River, which is open to public
28 access. This marina offers activities such as fishing, swimming, camping, and
29 boating, and is located approximately 3.4 miles to the south of the proposed
30 alignment crossing/HDD location on the Sacramento River.

31 The Natomas Basin Habitat Conservation Plan (NBHCP)

32 The NBHCP covers approximately 53,537 acres of land in northern Sacramento
33 County and southern Sutter County that have historically been utilized for
34 agriculture. The Natomas Basin is bound by Cross Canal on the northwest corner,

1 the Sacramento River on the west side, the American River on the south, and the
2 Natomas East Main Drainage Canal (Steelhead Creek) on the east side.

3 Segments of Line 407 West and Line 407 East in Sutter County traverse lands
4 covered by the NBHCP, and the Powerline Road DFM in Sacramento County is also
5 on land covered by the NBHCP. Four conservation tracts (Huffman East, Huffman
6 West, Vestal, and Atkinson) exist along Riego Road in the Line 407 West Project
7 area, two on the north side, and two on the south side of the road. In addition, most
8 of the Natomas Basin is currently used for agriculture, and rice fields dominate the
9 Project area within the NBHCP.

10 The purpose of the NBHCP is to promote biological conservation in conjunction with
11 economic and urban development within the permit areas. The NBHCP establishes
12 a multi-species conservation program to minimize and mitigate expected take of
13 covered species that could result from development, including giant garter snake
14 and Swainson's hawk. The NBHCP requires mitigation for designated types of
15 development within the NBHCP area boundaries, which are in Sacramento and
16 Sutter counties, including public and private utilities. Compliance includes the
17 requirements for land and/or fee dedication as well as the application of measures to
18 avoid, minimize, and mitigate the take of species covered by the NBHCP. See
19 Figures 4.9-1A, 4.9-1B, and 4.9-1C for land uses along the proposed Project.

20 The Yuba-Sutter Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan
21 (HCP)

22 The NCCP HCP is in the planning process and the proposed Project is outside of
23 the current plan area boundaries. However, the initial plan area boundary was
24 established during the process of completing the Biological Opinion for the SR-
25 99/SR-70 Upgrade Project in 2003. That process was intended to set the plan area
26 boundary as the area that encompassed SR-99/SR-70 Upgrade Project-related
27 cumulative effects to federally-listed species. The counties, therefore, have been
28 pursuing a conservation plan area boundary that would consider species
29 conservation in a broader context, extend the usefulness of the planning effort and
30 resultant permit streamlining to address both federally and state-listed species, and
31 address the requirements of the California Natural Community Conservation
32 Planning Act as well as the Federal Endangered Species Act. Sutter County staff
33 has recommended that the boundary of the Yuba-Sutter NCCP/HCP be extended to
34 incorporate the area between the eastern boundary of the NBHCP and the Sutter-
35 Placer county line where Line 407 East crosses Pleasant Grove Road.

1 *Sacramento County*

2 A review of the Sacramento County General Plan identified the following policy that
3 relates to natural gas pipelines lines.

4 **Policy PF-118:** Route new high-pressure gas mains within railway and
5 electric transmission corridors, and along collector roads, and wherever
6 possible, within existing easements. If not feasible these gas mains shall be
7 placed as close to the easement as possible.

8 No applicable zoning code provisions for natural gas pipelines were found for
9 Sacramento County.

10 There are no recreational areas in Sacramento County within 0.5 mile of the Line
11 407 East Project area. See Figures 4.9-1A, 4.9-1B, and 4.9-1C for land uses along
12 the proposed Project.

13 *Placer County*

14 The Placer County General Plan requires that utilities be designed to minimize visual
15 impact by following the natural terrain and installing them underground. The County
16 also requires that roadway ROW be wide enough to accommodate the travel lanes
17 needed to carry planned utilities. The Placer County Zoning Code (section
18 17.06.050) indicates that pipelines and transmission lines are an allowable use in all
19 zoning districts without a permit.

20 Line 407 East extends approximately 6.5 miles into the southwestern corner of
21 Placer County. Doyle Ranch Park is the closest recreational facility to the Project
22 area at approximately 0.85 mile south of Baseline Road. Existing and proposed
23 bikeways are immediately adjacent to the Line 407 East Project area. The City of
24 Roseville has designated Baseline Road and Fiddymont Road as Class II bikeways
25 i.e., on-road bikeways. These roads mark the boundary of the City's western limits
26 and the termination of Line 407 East. Junction Boulevard, approximately 0.3 mile
27 east of the Project, has been proposed as a bikeway by the City of Roseville. See
28 Figures 4.9-1A, 4.9-1B, and 4.9-1C for land uses along the proposed Project.

29 Placer County Conservation Plan

30 In 2000, the Placer County Board of Supervisors directed staff to initiate the
31 implementation of the Placer Legacy Program. As part of that direction, staff
32 initiated the preparation of an NCCP and HCP to comply with the State and Federal

1 Endangered Species Act and the Federal Clean Water Act related to wetlands. That
2 effort, now referred to as the Placer County Conservation Plan, is intended to
3 address the impacts associated primarily with unincorporated growth in western
4 Placer County.

5 Conservation planning within Placer County is progressing in phases. The first
6 phase is the development of a plan for the western portion of the County. The draft
7 plan (February 2005) specifies techniques for minimizing impacts to wetlands and
8 aquatic ecosystems when constructing utility lines.

9 *City of Roseville General Plan and Sphere of Influence*

10 The eastern terminus of the proposed Project passes through the City of Roseville
11 Sphere of Influence. The Sphere of Influence represents a plan for the probable
12 physical boundary of the City. The City does not control land use activities in this
13 area, but is considered an affected agency for any action to change the municipal
14 service providers to the area. As an affected agency, the City may comment or
15 oppose any changes to service delivery within the area. The City's input would have
16 great weight on the decision of the Local Agency Formation Commission.

17 **4.9.3 Significance Criteria**

18 An adverse impact on land use and planning was considered significant and would
19 require mitigation if Project construction or operation would:

- 20 1. Conflict with adopted land use plans, policies or ordinances established by a
21 jurisdiction directly affected by the Project;
- 22 2. Result in conflicts with planning efforts to protect the recreational resources of
23 an area;
- 24 3. Conflict with or result in incompatible adjacent land uses, including any
25 approved residential or commercial development plans or any applicable
26 habitat conservation plan or natural community conservation plan; or
- 27 4. Physically divide a community.

28 **4.9.4 Applicant Proposed Measures**

29 No Applicant Proposed Measures (APMs) have been identified by PG&E that are
30 relevant to this Section.

1 4.9.5 Impact Analysis and Mitigation

2 Impact Discussion

3 *Land Use Plans, Policies or Ordinances*

4 Designated Land Uses are displayed in Table 4.9-1, and Figures 4.9-1A, 4.9-1B,
5 and 4.9-1C depict land uses along the proposed Project. Utility lines are not
6 prohibited in any of these land use designations. Sutter County does not have any
7 policies pertaining to locations of natural gas pipelines. Sacramento County's
8 General Plan indicated that gas mains should be located in utility corridors or along
9 collector roads. Placer County's General Plan indicates that gas lines should be
10 installed underground. Yolo County's General Plan indicates that all utilities are
11 permitted without obtaining a use permit or site plan approval. The Project does not
12 conflict with any of these plans. Therefore, impacts would be less than significant
13 (Class III).

14 *Conversion of Agricultural Land or Conflict with Williamson Act Contract*

15 The Project would not create conflict with agricultural policies in Yolo, Placer, Sutter,
16 and Sacramento counties designed to preserve agricultural lands. For a detailed
17 discussion on potential impacts to agricultural resources, refer to Section 4.2,
18 Agricultural Resources.

19 All Williamson Act lands disturbed by construction activities would be returned to
20 prior status as agreed upon with the landowner with the exception of certain areas
21 where permanent aboveground stations would be constructed in Williamson Act
22 tracts.

23 The amount of farmland that would be permanently converted to non-agricultural use
24 by the construction of the six stations is 2.55 acres. The project would also result in
25 the permanent conversion of approximately 3.1 acres of existing orchards (because
26 of restrictions related to replanting of trees and other deep-rooted plants) to other
27 agricultural practices. The amount of farmland permanently impacted (2.55 acres)
28 and the amount of farmland converted from deep rooted plants to other types of
29 crops (3.1 acres) does not represent a significant regional loss and would not conflict
30 with the Williamson Act designation. Therefore, impacts would be less than
31 significant (Class III).

1 *Recreational Resources*

2 As discussed in Section 4.11, Recreation, the Project would be constructed within
3 0.5 mile of Cache Creek, the Sacramento River, Rio Ramaza Marina, and existing
4 Class II bikeways in the City of Roseville. The temporary short-term nature of the
5 HDD crossing of the Sacramento River would not impact river recreation, including
6 the marina. The bike paths would not be affected as the proposed alignment would
7 not extend past the intersection of Baseline Road and Fiddyment Road. Therefore,
8 the Project would not result in conflicts with planning efforts to protect the
9 recreational resources of an area and would be less than significant (Class III).

10 *Divide an Established Community*

11 The proposed Project alignment passes through primarily agricultural or
12 undeveloped lands. The proposed Project would follow the edge of the Sutter
13 Pointe Specific Plan area and the Placer Vineyards Development area, but would
14 not physically divide either of these areas. As a result, the Project would not
15 physically divide a community and would be less than significant (Class III).

16 **Impact LU-1: Conflict with Adjacent Land Uses**

17 **The Project would not conflict with development plans for the Sutter Pointe**
18 **Specific Plan Area, Placer Vineyards Specific Plan, the Sierra Vista Specific**
19 **Plan, or the Curry Creek Specific Plan, but would cross lands included in the**
20 **Natomas Basin Conservancy and River Ranch Conservation Bank. The**
21 **Project could also conflict with operation of Western Area Power**
22 **Administration (WAPA) power lines (Potentially Significant, Class II).**

23 The proposed Project would cross areas designated as mitigation lands by the
24 Natomas Basin Conservancy (a portion of Line 407-W). These mitigation lands
25 contain foraging habitat for Swainson's hawk that nest along the adjacent
26 Sacramento River. They also contain a drainage canal, which is considered a
27 movement corridor for giant garter snake.

28 The proposed Project would cross areas included in the River Ranch Conservation
29 Bank (a portion of Line 407-W). The River Ranch Conservation Bank, managed by
30 Wildlands Inc., is a 76-acre mitigation bank west of the Sacramento River and on
31 both sides of CR-16 in Yolo County. It provides permanent habitat for the
32 endangered Valley elderberry longhorn beetle (VELB). The bank is within a 3,682-
33 acre property owned by the Sacramento River Ranch LLC. The bank sells

1 conservation credits for the loss of valley elderberry longhorn beetle habitat within
2 the primary service area, which includes all of Sutter, most of Sacramento, and
3 smaller portions of Yolo and Placer counties. Wildlands plans to open two additional
4 portions of the River Ranch valley elderberry longhorn beetle conservation bank,
5 encompassing an additional 95 acres.

6 The proposed Project could potentially conflict with operation of portions of the
7 Olinda-Tracy 500 kV, Obanion-Elverta 230 kV, Cottonwood-Roseville 230 kV, and
8 Roseville-Elverta/Roseville-Fiddymont 230kV transmission lines within Placer
9 County.

10 Mitigation Measures for Impact LU-1: Conflict with Adjacent Land Uses

11 **MM LU-1a. Mitigation for Impacts to the Natomas Basin Conservancy**
12 **Mitigation Lands.** Implement MM BIO-4b pertaining to mitigation
13 for impacts to Natomas Basin Conservancy mitigation Lands.

14 **MM LU-1b. Mitigation for Impacts to the Sacramento River Ranch**
15 **Conservation Bank Mitigation Lands.** Implement MM BIO-4c
16 pertaining to mitigation for impacts to Sacramento River Ranch
17 Conservation Bank mitigation lands.

18 **MM LU-1c WAPA License Agreement.** Prior to initiating Project construction,
19 PG&E shall submit Project plans to Western Area Power
20 Administration (WAPA) and obtain approval for a license
21 agreement to conduct work in the area covered by the WAPA
22 easement.

23 Rationale for Mitigation

24 Implementation of MM LU-1a (MM BIO-4b) would prevent direct and indirect impacts
25 to Natomas Basin Conservancy mitigation lands. Implementation of MM LU-1b (MM
26 BIO-4c) would prevent direct and indirect impacts to River Ranch Conservation Bank
27 mitigation lands. MM LU-1c would reduce impacts to WAPA power line operations.
28 All impacts would be reduced to less than significant.

29 **Impact LU-2: Result in Safety Risk to Nearby Land Uses**

30 **The proposed Project would expose people to an unacceptable risk of existing**
31 **or potential hazards, including upset and accident conditions involving the**

1 **risk for fires, explosions, or the release of natural gas into the environment**
2 **(Significant, Class I).**

3 For a more detailed discussion of the safety risks to land uses along the proposed
4 pipeline, refer to Section 4.7, Hazards and Hazardous Materials.

5 High Consequence Areas

6 The U.S. Department of Transportation provides oversight for the nation's natural
7 gas pipeline transportation system. Its responsibilities are promulgated under Title
8 49 United States Code (USC) Chapter 601. The Pipeline and Hazardous Materials
9 Safety Administration (PHMSA), Office of Pipeline Safety (OPS), administers the
10 national regulatory program to ensure the safe transportation of gas and other
11 hazardous materials by pipeline.

12 Areas at risk of pipeline releases are known as High Consequence Areas (HCAs).
13 Federal DOT regulations define area classifications, based on population density of
14 the pipeline vicinity and on an area that extends for 660 feet (220 yards) on either
15 side of the centerline of any continuous one-mile length of the pipeline. The class
16 locations along the proposed pipeline route are shown in Figure 2-7. The four area
17 classifications are defined as follows:

- 18 • **Class 1:** A location with ten or fewer buildings intended for human occupancy;
- 19 • **Class 2:** A location with more than ten but less than 46 buildings intended for
20 human occupancy;
- 21 • **Class 3:** A location with 46 or more buildings intended for human occupancy or
22 where the pipeline lies within 300 feet (100 yards) of any building or small well-
23 defined outside area occupied by 20 or more people during normal use; and
- 24 • **Class 4:** A location where buildings with four or more stories aboveground are
25 prevalent.

26 Natural gas could be released from a leak or rupture. If the natural gas reached a
27 combustible mixture and an ignition source was present, a fire and/or explosion
28 could occur, result in possible injuries and/or deaths. An unacceptable risk is
29 defined as a one in a million (1:1,000,000) chance of a fatality (CDE 2007).

30 The risks associated with Line 406 were assessed using the existing conditions.
31 The risks associated with Line 407 and the DFM were assessed using existing

1 conditions, plus the impacts of the proposed land developments within Placer
2 County, including Sutter Pointe, Placer Vineyard, Sierra Vista, and Curry Creek.

3 The anticipated individual frequency of serious injury or fatality from the proposed
4 project is approximately 6.1×10^{-5} . This represents a 1:16,000 likelihood of a serious
5 injury or fatality annually, which is roughly sixty times greater than the generally
6 accepted criteria of 1:1,000,000. The individual risks posed by each of the individual
7 line segments are also summarized. As noted, the risk for each of the individual line
8 segments, except Line DFM, exceeds the individual risk significance criteria.

9 During operation, the greatest risk for injury and fatality occurs with a leak or
10 unintentional release of natural gas. The most frequent causes of incidents include
11 corrosion and outside forces. Proper design, construction, and maintenance of the
12 pipeline would minimize leaks and corrosion. The pipeline would be buried along its
13 entire length, except at metering stations, regulating stations, and pressure limiting
14 stations, which would be fenced to prevent access. PG&E has increased the cover
15 beyond minimum requirements to 5 feet, which would provide increased protection
16 from third party damage including agricultural operations. PG&E proposes to meet
17 pipeline wall thickness requirements and in some areas of the pipeline go beyond
18 the required thickness for the proposed Project. PG&E also proposes to “butt-weld”
19 all pipeline sections, that is, welded together without the ends overlapping. All welds
20 (100 percent) would be x-rayed to ensure structural integrity and compliance with
21 applicable DOT regulations.

22 The required regulations along with PG&E Project features that meet and exceed
23 the minimum requirements would reduce risks of project upset. However, additional
24 measures are required to attempt to further reduce the proposed Project impacts.

25 Mitigation Measures for Impact LU-2: Result in Safety Risk to Nearby Land Uses

26 **MM LU-2a Mitigation for Safety Risk to Nearby Land Uses.** Implement MM
27 HAZ-2a, Corrosion Mitigation, pertaining to post-construction geometry
28 pig surveys, baseline inspection and internal inspections with a high
29 resolution instrument (smart pig) a minimum of once every 7 years,
30 and development of an Operation and Maintenance Plan and an
31 Emergency Response Plan.

32 **MM LU-2b Mitigation for Safety Risk to Nearby Land Uses.** Implement MM
33 HAZ-2b, Installation of Automatic Shut-down Valves, pertaining to the
34 installation of automatic shutdown valves in three locations: Power

1 Line Road MLV Station No. 752+00 (which includes the Riego Road
2 Regulating Station), Baseline Road/Brewer Road MLV Station No.
3 1107+00, and Baseline Road Pressure Regulating Station No.
4 1361+00.

5 Rationale for Mitigation

6 Corrosion has been found to be one of the main causes of leaks or ruptures.
7 Studies have shown that corrosion occurs more often in older pipes, therefore using
8 pipe manufactured after 2000 would help reduce corrosion. In addition, corrosion
9 can be slowed down by increasing the thickness of the coating on the outside of the
10 pipe increasing the thickness of the pipe, and by increased surveillance through
11 cathodic protection. The corrosion mitigation measure would reduce the incidence
12 of leaks and therefore would reduce the individual risk of serious injury or fatality.
13 Increased wall thickness allows more time to pass before a leak may result.

14 With the proposed mitigation the incidence of leaks and possible explosion due to
15 outside forces would be reduced, thereby reducing the individual risk of serious
16 injury or fatality. Studies from western Europe have shown that increased wall
17 thickness reduced the frequency of unintentional releases by third parties by 80
18 percent, increased depth of cover of 48 inches or more reduced third party-caused
19 incidents by 30 percent, and pipelines protected by some form of warning device
20 reduced third party-caused incidents by 10 percent (HSE 2001).

21 Residual Impacts

22 The Project design features and the proposed mitigation measures MM LU-2a (MM
23 HAZ-2a) and MM LU-2b (MM HAZ-2b) reduce the risk by 50 percent. However, the
24 individual risk would still be approximately 1:30,000, which exceeds individual risk
25 significance thresholds by a factor of thirty. In addition, the sensitive receptors
26 located within certain distances along the proposed Project alignment would be
27 significantly impacted due to risks of explosion, torch fires, and flash fires.
28 Therefore, impacts remain significant (Class I).

29 **4.9.6 Impacts of Alternatives**

30 A No Project Alternative as well as twelve options have been proposed for the
31 alignment in order to minimize environmental impacts of the proposed Project and to
32 respond to comments from nearby landowners. The twelve options, labeled A
33 through L, have been analyzed in comparison to the portion of the proposed route
34 that has been avoided because of each of the options. Descriptions of the options

1 can be found in Section 3.0, Alternatives and Cumulative Projects, and are depicted
2 in Figure 3-2A through 3-2K. A comparison of impacts is found in Table 4.9-2.

3 **No Project Alternative**

4 Under the No Project Alternative, no natural gas pipeline would be constructed by
5 PG&E in Yolo, Sutter, Sacramento, and Placer counties. There would not be any
6 conflict with adjacent land uses, nor any safety issues to land uses in the area.
7 There would be no land use impacts under the No Project Alternative.

8 **Option A**

9 The area through which the Option A alignment would pass has similar land uses
10 and land use designations as the proposed Project. Land uses are predominantly
11 agricultural. This alignment would avoid segmenting eight orchard fields and
12 removing trees from an orchard at the west end of the proposed alignment.
13 However, trees within orchards near the Sacramento River would still be disturbed.
14 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
15 to the six aboveground stations would be the same as the proposed alignment with
16 this option. The amount of temporary construction impacts to agricultural fields
17 would be increased with this option due to the increased length (an additional 2,200
18 feet) along agricultural fields. The amount of agricultural land restricted in the
19 permanent easement to allow only shallow rooted crops to be grown would also be
20 increased with this option.

21 This option would not reduce impacts to the Natomas Conservancy Mitigation
22 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
23 would not change the portions that pass through these lands.

24 Significant and unavoidable (Class I) impacts related to safety risks associated with
25 nearby land uses would not be reduced with this alternative. In addition to the HCA
26 areas associated with the proposed Project, this option would impact Durst Organic
27 Growers, a business that has approximately 40 employees year round, and as many
28 as 300 during peak farming periods. By placing the pipeline in close proximity to
29 Durst, a new "high consequence area" or "HCA" would be created along this portion
30 of the pipeline, while the proposed alignment would not result in an HCA in this area.

31 While significant impacts associated with the proposed Project would not be reduced
32 with this alignment, the impacts related to the number of HCA areas would be
33 increased under Option A.

1 Option B

2 The area through which the Option B alignment would pass has similar land uses
3 and land use designations as the proposed Project. Land uses are predominantly
4 agricultural. This alignment would avoid segmenting 13 agricultural fields and
5 removing trees from an orchard at the west end of the proposed alignment.
6 However, trees within orchards near the Sacramento River would still be disturbed.
7 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
8 to the six aboveground stations would be the same as the proposed alignment with
9 this option. The amount of temporary construction impacts to agricultural fields
10 would be increased with this option due to the increased length (an additional 2,640
11 feet) along agricultural fields. The amount of agricultural land restricted in the
12 permanent easement to allow only shallow rooted crops to be grown would also be
13 increased with this option.

14 This option would not reduce impacts to the Natomas Conservancy Mitigation
15 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
16 would not change the portions that pass through these lands.

17 Significant and unavoidable (Class I) impacts related to safety risks associated with
18 nearby land uses would not be reduced with this alternative. In addition to the HCA
19 areas associated with the proposed Project, this option would impact Durst Organic
20 Growers, a business that has approximately 40 employees year round, and as many
21 as 300 during peak farming periods. By placing the pipeline in close proximity to
22 Durst, a new "high consequence area" or "HCA" would be created along this portion
23 of the pipeline, while the proposed alignment would not result in an HCA in this area.

24 While significant impacts associated with the proposed Project would not be reduced
25 with this alignment, the impacts related to the number of HCA areas would be
26 increased under Option B.

27 Option C

28 The area through which the Option C alignment would pass has similar land uses
29 and land use designations as the proposed Project. Land uses are predominantly
30 agricultural. This alignment would avoid segmenting three agricultural fields and
31 removing trees from an orchard at the west end of the proposed alignment.
32 However, trees within orchards near the Sacramento River would still be disturbed.
33 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
34 to the six aboveground stations would be the same as the proposed alignment with

1 this option. The amount of temporary construction impacts to agricultural fields, the
2 amount of orchard conversion, and the amount of agricultural land restricted in the
3 permanent easement to allow only shallow rooted crops to be grown, would be
4 similar to the proposed project.

5 This option would not reduce impacts to the Natomas Conservancy Mitigation
6 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
7 would not change the portions that pass through these lands.

8 Significant and unavoidable (Class I) impacts related to safety risks associated with
9 nearby land uses would not be reduced with this alternative. Therefore, impacts
10 would remain the same as the proposed Project under Option C.

11 **Option D**

12 The area through which the Option D alignment would pass has similar land uses
13 and land use designations as the proposed Project. Land uses are predominantly
14 agricultural and rural residential.

15 While Option D would move the pipeline alignment closer to seven residences
16 located along CR 17, it would avoid segmenting ten agricultural fields. The amount
17 of agricultural land converted to non-agricultural uses (2.55 acres) due to the six
18 aboveground stations would be the same as the proposed alignment with this option.
19 The amount of temporary construction impacts to agricultural fields, the amount of
20 orchard conversion, and the amount of agricultural land restricted in the permanent
21 easement to allow only shallow rooted crops to be grown, would be similar to the
22 proposed project.

23 This option would not reduce impacts to the Natomas Conservancy Mitigation
24 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
25 would not change the portions that pass through these lands.

26 Significant and unavoidable (Class I) impacts related to safety risks associated with
27 nearby land uses would not be reduced with this alternative. Therefore, impacts
28 would remain the same as the proposed Project under Option D.

29 **Option E**

30 The area through which the Option E alignment would pass has similar land uses
31 and land use designations as the proposed Project. Land uses are predominantly
32 agricultural and rural residential.

1 While Option E would move the pipeline alignment closer to five residences along
2 CR-19, it would avoid segmenting ten agricultural fields. The amount of agricultural
3 land converted to non-agricultural uses (2.55 acres) due to the six aboveground
4 stations would be the same as the proposed alignment with this option. The amount
5 of temporary construction impacts to agricultural fields, the amount of orchard
6 conversion, and the amount of agricultural land restricted in the permanent
7 easement to allow only shallow rooted crops to be grown, would be similar to the
8 proposed project.

9 This option would not reduce impacts to the Natomas Conservancy Mitigation
10 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
11 would not change the portions that pass through these lands.

12 Significant and unavoidable (Class I) impacts related to safety risks associated with
13 nearby land uses would not be reduced with this alternative. Therefore, impacts
14 would remain the same as the proposed Project under Option E.

15 **Option F**

16 Option F would avoid segmenting one agricultural field by placing this short segment
17 of pipeline along the parcel boundary and within close proximity to one additional
18 residence.

19 The amount of impacts to orchards would be the same as the proposed Project.
20 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
21 to the six aboveground stations would be the same as the proposed alignment with
22 this option. The amount of temporary construction impacts to agricultural fields, the
23 amount of orchard conversion, and the amount of agricultural land restricted in the
24 permanent easement to allow only shallow rooted crops to be grown, would be
25 similar to the proposed Project.

26 This option would not reduce impacts to the Natomas Conservancy Mitigation
27 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
28 would not change the portions that pass through these lands.

29 Significant and unavoidable (Class I) impacts related to safety risks associated with
30 nearby land uses would not be reduced with this alternative. Therefore, impacts
31 would remain the same as the proposed Project under Option F.

1 **Option G**

2 Option G would avoid segmenting one agricultural field by placing this short segment
3 of pipeline along the boundary of the agricultural field near CR-17.

4 Trees within the orchards at the west end of the alignment and near the Sacramento
5 River would still be disturbed under this option. The amount of agricultural land
6 converted to non-agricultural uses (2.55 acres) due to the six aboveground stations
7 would be the same as the proposed alignment with this option. The amount of
8 temporary construction impacts to agricultural fields, and the amount of agricultural
9 land restricted in the permanent easement to allow only shallow rooted crops to be
10 grown, would be similar to the proposed project.

11 This option would not reduce impacts to the Natomas Conservancy Mitigation
12 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
13 would not change the portions that pass through these lands.

14 Significant and unavoidable (Class I) impacts related to safety risks associated with
15 nearby land uses would not be reduced with this alternative. Therefore, impacts
16 would remain the same as the proposed Project under Option G.

17 **Option H**

18 The area through which the Option H alignment would pass has similar land uses
19 and land use designations as the proposed Project. Land uses are predominantly
20 agricultural.

21 This option would still pass through lands associated with the Yolo Bypass and
22 would impact one additional agricultural field. However, this option would avoid
23 lands within the Sacramento River Ranch Conservation Bank and the Natomas
24 Basin Conservancy.

25 Trees within the orchards at the west end of the alignment and near the Sacramento
26 River would still be disturbed under this option. The amount of agricultural land
27 converted to non-agricultural uses (2.55 acres) due to the six aboveground stations
28 would be the same as the proposed alignment with this option. The amount of
29 temporary construction impacts to agricultural fields, and the amount of agricultural
30 land restricted in the permanent easement to allow only shallow rooted crops to be
31 grown, would be increased by this option.

1 Significant and unavoidable (Class I) impacts related to safety risks associated with
2 nearby land uses would not be reduced with this alternative. Therefore, impacts
3 would be the same as for the proposed Project.

4 **Option I**

5 Option I would reroute a portion of Line 407-E to the north to place the pipeline
6 outside of a 1,500-foot safety buffer zone around a planned high school to be
7 located on the south side of Baseline Road.

8 Instead of placing this segment of the pipeline route along Base Line Road the
9 option would cross three agricultural fields, and cross five wetlands or water bodies.
10 The pipeline would remain near residences along South Brewer Road and Country
11 Acres Lane, but would be located farther away from six residences along Base Line
12 Road.

13 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
14 to the six aboveground stations would be the same as the proposed alignment with
15 this option. The amount of impacts to orchards would be the same as the proposed
16 Project; however, the amount of temporary construction impacts to agricultural fields
17 and the amount of agricultural land restricted in the permanent easement to allow
18 only shallow rooted crops to be grown would be increased by this option.

19 This option would not reduce impacts to the Natomas Conservancy Mitigation
20 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
21 would not change the portions that pass through these lands.

22 Significant and unavoidable (Class I) impacts related to safety risks associated with
23 nearby land uses would not be reduced to less than significant. Therefore, the
24 impacts would be similar to the proposed Project.

1 Option J

2 Option J would reroute a portion of Line 407-E to the north to place the pipeline
3 outside of a 1,500-foot safety buffer zone around a planned high school to be
4 located on the south side of Base Line Road.

5 Instead of placing this segment of the pipeline route along Base Line Road, the
6 option would be placed near the boundaries of three agricultural fields and would
7 cross five wetlands or water bodies. The pipeline would remain near residences
8 along South Brewer Road and Country Acres Lane, but would be located farther
9 away from six residences along Base Line Road.

10 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
11 to the six aboveground stations would be the same as the proposed alignment with
12 this option. The amount of impacts to orchards would be the same as the proposed
13 Project; however, the amount of temporary construction impacts to agricultural fields
14 and the amount of agricultural land restricted in the permanent easement to allow
15 only shallow rooted crops to be grown would be increased by this option.

16 This option would not reduce impacts to the Natomas Conservancy Mitigation
17 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
18 would not change the portions that pass through these lands.

19 Significant and unavoidable (Class I) impacts related to safety risks associated with
20 nearby land uses would not be reduced to less than significant. Therefore, impacts
21 would be similar to the proposed Project.

22 Option K

23 Option K would reroute a portion of Line 407-E approximately 150 feet to the north to
24 place the pipeline outside of a 1,500-foot safety buffer zone around a planned
25 elementary school to be located south of Base Line Road. Rather than following
26 Base Line road, the pipeline would cross through annual grassland, a vernal pool,
27 and seasonal wetland.

28 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
29 to the six aboveground stations would be the same as the proposed alignment with
30 this option. The amount of impacts to orchards, the amount of temporary
31 construction impacts to agricultural fields, and the amount of agricultural land

1 restricted in the permanent easement to allow only shallow rooted crops to be grown
2 would be the same as the proposed Project.

3 This option would not reduce impacts to the Natomas Conservancy Mitigation
4 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
5 would not change the portions that pass through these lands.

6 Significant and unavoidable (Class I) impacts related to safety risks associated with
7 nearby land uses would not be reduced to less than significant.

8 Although this realignment would place the proposed natural gas line outside the
9 1,500-foot buffer, it is unlikely that serious risks would be posed to the student body
10 from the applicant proposed pipeline location, which is approximately 1,350 feet from
11 the school boundary. Impacts would be the same as for the proposed Project.

12 **Option L**

13 Option L would extend the proposed Line 406-E HDD for approximately 1,000 feet to
14 the east along Base Line Road in order to increase the amount of covered pipeline
15 located within a 1,500-foot safety buffer zone around a planned elementary school
16 that is to be located south of Base Line Road.

17 The amount of agricultural land converted to non-agricultural uses (2.55 acres) due
18 to the six aboveground stations would be the same as the proposed alignment with
19 this option. The amount of impacts to orchards, the amount of temporary
20 construction impacts to agricultural fields, and the amount of agricultural land
21 restricted in the permanent easement to allow only shallow rooted crops to be grown
22 would be the same as the proposed Project.

23 This option would not reduce impacts to the Natomas Conservancy Mitigation
24 Lands, the River Ranch Conservation Bank, or WAPA lands, since this alignment
25 would not change the portions that pass through these lands.

26 Significant and unavoidable (Class I) impacts related to safety risks associated with
27 nearby land uses would not be reduced to less than significant. Option L would
28 involve installing the portion of Line 407, Phase I which is within the 1,500-foot buffer
29 of a planned elementary school, using horizontal directional drilling techniques. This
30 would significantly reduce or eliminate the likelihood of the line being damaged by
31 third parties, since the line would be installed well below normal excavation depths.

1 Although the risk would decrease under Option L, the impacts would be similar to
2 the proposed Project.

3 **Table 4.9-2: Comparison of Alternatives for Land Use**

Alternative	Comparison with Proposed Project
No Project	No Impacts
Option A	Greater Impacts
Option B	Greater Impacts
Option C	Similar Impacts
Option D	Similar Impacts
Option E	Similar Impacts
Option F	Similar Impacts
Option G	Similar Impacts
Option H	Similar Impacts
Option I	Similar Impacts
Option J	Similar Impacts
Option K	Similar Impacts
Option L	Similar Impacts

Source: Michael Brandman Associates 2009.

4
5 **4.9.7 Cumulative Projects Impact Analysis**

6 Future projects considered in the cumulative projects impact analysis include those
7 listed in Table 3.2 in Section 3.0, Alternatives and Cumulative Projects.

8 The proposed Project would conflict with adjacent land uses. The proposed Project
9 alignment would cross the Natomas Conservancy lands and the Sacramento River
10 Ranch Conservation Bank lands that are managed for mitigation. The proposed
11 Project alignment would also overlap with four transmission line projects managed
12 by WAPA in Placer County. These conflicts would be mitigated to a less than
13 significant level.

14 The proposed Project would not result in cumulative impacts in terms of dividing a
15 community or conflicts with protecting recreational resources. The Sacramento
16 Metro Air Park and the Sutter Pointe Specific Plan and related projects would not

1 result in loss of any recreational resources. The Placer Vineyards project would
 2 create new recreational resources, and the Sierra Vista Specific Plan would be
 3 implemented in an area where there are not any recreational resources.

4 When considered with other projects in the area, the proposed Project would not add
 5 to cumulative impacts in terms of consistency with applicable plans, policies, and
 6 ordinances in jurisdictions affected by the proposed Project. The proposed Project
 7 would not require any General Plan amendments to re-designate any of the current
 8 land uses described in Table 4.9-1.

9 However, the safety risks to nearby land uses would be significant and unavoidable.
 10 Areas at risk of pipeline releases are known as High Consequence Areas (HCAs).
 11 The Project HCA areas are shown on Figure 2-7, and are described in more detail in
 12 Section 4.7, Hazards and Hazardous Materials. The required regulations, along with
 13 PG&E Project features that meet and exceed the minimum requirements, would
 14 reduce risks of project upset, but not to less than significant levels. Development of
 15 the specific plan areas along portions of the proposed Project would result in
 16 increased exposure of people to an unacceptable risk of existing or potential
 17 hazards, including upset and accident conditions involving the risk for fires,
 18 explosions, or the release of natural gas into the environment. Therefore,
 19 cumulative impacts to land uses with regard to increased safety risks would be
 20 significant and unavoidable (Class I).

21 **4.9.8 Summary of Impacts and Mitigation Measures**

22 Table 4.9-3 presents a summary of impacts on land use and planning and the
 23 recommended mitigation measures.

24 **Table 4.9-3: Summary of Land Use and Planning Impacts and Mitigation**
 25 **Measures**

Impact	Mitigation Measure
LU-1. Conflict with Adjacent Land Uses.	LU-1a. Mitigation for impacts to the Natomas Basin Conservancy mitigation lands. LU-1b. Mitigation for impacts to the Sacramento River Ranch Conservation Bank mitigation lands. LU-1c. WAPA license agreement.
LU-2. Result in Safety Risk to Nearby Land Uses.	LU-2a. Mitigation for safety risk to nearby land uses. LU-2b. Mitigation for safety risk to nearby land uses.
Source: Michael Brandman Associates 2009.	

26

