

Christian Brothers High School Sports Complex Renovation (P19-020)
Initial Study/Mitigated Negative Declaration
Revisions to Initial Study
Comments and Responses
May 17, 2019

The Mitigated Negative Declaration for the Christian Brothers High School Sports Complex Renovation Project (P19-020) was circulated for public comment from April 16, 2019 to May 9, 2019. Written comments were received as follows:

Date	Commenter
5/6/2019	Nicole Goi, SMUD
4/29/2019	Robb Armstrong, Regional San
4/24/2019	King Tunson, City of Sacramento Fire Department
4/16/2019	Plan Review Team, PG&E

Each of the written comments is attached. Each of the comments addressed the project site and conditions as they relate to the particular areas of concern of the respective commenting agency, company, or organization. The comments are acknowledged by the City and have been considered as part of the project planning and its implementation.

The comments received did not identify any new significant effect, increase in severity of an impact identified in the Mitigated Negative Declaration, or provided significant new information. Recirculation of the Mitigated Negative Declaration is not required. The comment from the City Fire Department, is a re-statement of a condition of approval.

Revisions to the Initial Study/Mitigated Negative Declaration

The City of Sacramento Community Development Department, as lead agency, released the Christian Brothers High School Sports Complex Renovation Project (P19-020) Initial Study/Mitigated Negative Declaration (IS/MND) for public review beginning on April 19, 2019 pursuant to CEQA Guidelines Section 15105. The IS/MND and supporting documents were made available at the City of Sacramento, Community Development Department, 300 Richards Blvd., 3rd Floor, Sacramento, California. According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the mitigated negative declaration. However, unlike the process followed with an Environmental Impact Report, comments received on a mitigated negative declaration are not required to be attached to the mitigated negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to the comments received during the public review process for the IS/MND, as well as revisions to the IS/MND where necessary. The revisions and responses to comments are provided herein as Attachments 1 and 2, respectively.

- Attachment 1: Revisions to the Initial Study/Mitigated Negative Declaration
- Attachment 2: Responses to Comments

Attachment 1

Christian Brothers High School Sports Complex Renovation (P19-020) Initial Study/Mitigated Negative Declaration

Revisions to the Initial Study/Negative Declaration

May 17, 2019

This document presents, in ~~strike-through~~ and double-underline format, the revisions to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Christian Brothers High School Sports Complex Renovation Project (proposed project). The revisions to the IS/MND do not affect the adequacy of the environmental analysis or conclusions in the IS/MND. Because the changes presented below would not result in any new significant impacts or an increase in impact significance from what was identified in the IS/MND, recirculation of the IS/ND is not required (CEQA Guidelines section 15073.5).

Based on the comments received on the IS/MND prepared for the proposed project (released for public review on April 19, 2019), as well as staff-initiated changes, the following revisions have been made to the IS/MND.

Page 13 of the IS/MND is hereby revised as follows:

Drainage Infrastructure

The following discussion relates to the stormwater drainage infrastructure components of the proposed project.

Stormwater Drainage

The proposed project would result in the addition of approximately 2.1 acres of impervious surfaces to the site. Stormwater runoff from impervious areas created as part of the proposed stadium complex renovations would sheet flow to pervious grass and dirt areas to the north and south of the stadium complex. In addition, stormwater runoff resulting from the new parking area would be directed through a series of storm drains to pervious surfaces to the south of the parking lot (see Figure 7).

Additional stormwater treatment measures would include the widening of an existing six-foot-wide vegetated swale extending along the southeastern portion of the existing parking lot in order to meet the detention and water quality requirements applicable to the project. Any stormwater treatment measures would be required to comply with the latest edition of the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions*.

Other Utilities

Electricity service for the existing Christian Brothers High School is provided by the Sacramento Municipal Utilities District (SMUD) and natural gas service is provided by Pacific Gas and Electric Company (PG&E). The proposed project would connect to existing SMUD and PG&E utilities located within the project site vicinity. SMUD 21 kilovolt (kV)

facilities currently exist within and surrounding the project site. The proposed sports complex renovations would not result in the removal of any existing SMUD or PG&E utility infrastructure.

Project Approvals

It is anticipated the proposed project would require the following approvals by the lead agency (i.e., the City of Sacramento):

The foregoing revision is for clarification purposes only and does not affect the conclusions or adequacy of the IS/MND.

Attachment 2

Responses to Comments

<h2 style="margin: 0;">RESPONSES TO COMMENTS</h2>

This Responses to Comments document contains public and/or agency comments received during the public review period of the Christian Brothers High School Sports Complex Renovation Project (proposed project) Initial Study/Mitigated Negative Declaration (IS/MND).

LIST OF COMMENTERS

The City of Sacramento received the following four comment letters on the IS/MND during the April 16, 2019 to May 9, 2019 open comment period:

- Letter 1Nicole Goi, Sacramento Municipal Utility District
- Letter 2 Robb Armstrong, Regional San Development Services and Plan Check
- Letter 3King Tunson, City of Sacramento Fire Department
- Letter 4Plan Review Team Land Management, PG&E

RESPONSE TO COMMENTS

The Responses to Comments below include responses to the comment letters submitted regarding the proposed project. The letters are numbered and bracketed with assigned comment numbers. The bracketed comment letters are followed by numbered responses corresponding to each bracketed comment. It should be noted that where revisions to the IS/MND text are required in response to a comment, new text is double underlined and deleted text is ~~struck through~~.

Powering forward. Together.



Letter 1

Sent Via E-Mail

May 6, 2019

Scott Johnson
Community Development Department
300 Richards Blvd.
Sacramento, CA 95811
srjohnson@cityofsacramento.org

Subject: Christian Brothers High School Sports Complex Renovation / Draft MND / P19-020

Dear Scott Johnson,

1-1

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Draft Mitigated Negative Declaration (MND) for the Christian Brothers High School Sports Complex Renovation (Project, P19-020). SMUD is the primary energy provider for Sacramento County and the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed Project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

1-2

It is our desire that the Project MND will acknowledge any Project impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
 - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
 - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery

**Letter 1
cont'd**

1-3

More specifically, SMUD would like to have the following details related to the electrical infrastructure incorporated into the project description:

- There are existing SMUD 21kV facilities on and surrounding the project site that will need to remain.

1-4

SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents.

Environmental leadership is a core value of SMUD and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this MND. If you have any questions regarding this letter, please contact SMUD's Environmental Management Specialist, Ashlen McGinnis, at ashlen.mcginnis@smud.org or 916.732.6775.

Sincerely,



Nicole Goi
Regional & Local Government Affairs
Sacramento Municipal Utility District
6301 S Street, Mail Stop A313
Sacramento, CA 95817
nicole.goi@smud.org

Cc: Ashlen McGinnis

LETTER 1: NICOLE GOI, SACRAMENTO MUNICIPAL UTILITY DISTRICT, MAY 6, 2019

Response to Comment 1-1

The comment is an introductory statement and does not address the adequacy of the IS/MND.

Response to Comment 1-2

Page 17 of the IS/MND states the following regarding energy use:

The Master EIR concluded that implementation of State regulations, coordination with energy providers, and implementation of 2035 General Plan policies would reduce the potential impacts from construction of new energy production or transmission facilities to a less-than-significant level. The proposed project would be required to comply with all applicable regulations related to energy efficiency, including Titles 20 and 24 of the California Code of Regulations, and the applicable policies of the 2035 General Plan. The proposed project would include the installation of energy efficient LED lighting for the main stadium and practice fields which would replace the halogen rental lights currently employed by the school for night time sports events and practices. The use of LED lighting would result in an overall decrease in demand for electrical energy relative to the current halogen lights. Consistent with the Master EIR, the proposed project would not result in impacts related to energy.

Based on the above, the proposed project would not result in any significant impacts related to electrical load needs/requirements, energy efficiency, or cumulative need for increased electrical delivery. In addition, as noted in Section 2, Air Quality, of the IS/MND, the proposed renovation would not conflict with the City's Climate Action Plan; thus, significant project impacts related to climate change would not occur.

Response to Comment 1-3

In response to the comment, Page 13 of the IS/MND is hereby revised as follows:

Drainage Infrastructure

The following discussion relates to the stormwater drainage infrastructure components of the proposed project.

Stormwater Drainage

The proposed project would result in the addition of approximately 2.1 acres of impervious surfaces to the site. Stormwater runoff from impervious areas created as part of the proposed stadium complex renovations would sheet flow to pervious grass and dirt areas to the north and south of the stadium complex. In addition, stormwater runoff resulting from the new parking area would be directed through a series of storm drains to pervious surfaces to the south of the parking lot (see Figure 7).

Additional stormwater treatment measures would include the widening of an existing six-foot-wide vegetated swale extending along the southeastern portion of the existing parking lot in order to meet the detention and water quality requirements applicable to the project. Any stormwater treatment measures would be required to comply with the latest edition of the *Stormwater Quality Design Manual for the Sacramento and South Placer Regions*.

Other Utilities

Electricity for the existing Christian Brothers High School is provided by the Sacramento Municipal Utilities District (SMUD) and natural gas is provided by Pacific Gas and Electric Company (PG&E). The proposed project would tie into existing SMUD and PG&E utilities located within the project vicinity. SMUD 21 kilovolt (kV) facilities currently exist within and surrounding the project site. The proposed sports complex renovations would not result in the removal of any existing SMUD or PG&E utility infrastructure.

Project Approvals


It is anticipated the proposed project would require the following approvals by the lead agency (i.e., the City of Sacramento):

The foregoing revision is for clarification purposes and does not affect the conclusions of the IS/MND.

Response to Comment 1-4

The comment is a conclusion statement that does not address the adequacy of the IS/MND.

Letter 2



REGIONAL SAN
 TAKING THE WASTE OUT OF WATER
 Sacramento Regional County Sanitation District

Main Office
 10080 Goethe Road
 Sacramento, CA 95827-3553
 Tel: 916.876.6000
 Fax: 916.876.6160

Treatment Plant
 6521 Laguna Station Road
 Elk Grove, CA 95758-9550
 Tel: 916.875.9000
 Fax: 916.875.9068

Board of Directors
 Representing:

- County of Sacramento
- County of Yolo
- City of Citrus Heights
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Christoph Deason
 Director of Policy & Planning

David O'Loole
 Director of Internal Services

Joseph Maestretti
 Chief Financial Officer

Nicole Coleman
 Public Affairs Manager

www.regionalsan.com

April 29, 2019

Mr. Scott Johnson
 City of Sacramento – Community Development Department
 300 Richards Boulevard, 3rd Floor
 Sacramento CA 95811

Subject: Notice of Availability/Intent to Approve the Draft Mitigated Negative Declaration for the Christian Brothers High School Sports Complex Renovation Project (P19-020)

Dear Mr. Johnson,

Sacramento Regional County Sanitation District (Regional San) has the following comments pertaining to the Notice of Availability of a Draft Mitigated Negative Declaration for the Christian Brothers High School Sports Complex Renovation Project (P19-020).

The proposed project is located at 4315 Martin Luther King Jr. Boulevard and consists of renovating the existing high school's sports stadium complex and sports field at the 26.22-acre project site.

Local sanitary sewer service for the proposed project site will be provided by the City of Sacramento's (City) local sewer collection system. Ultimate conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal will be provided via Sump 2/2A and the Regional San City Interceptor system. Cumulative impacts of the proposed project will need to be quantified by the project proponents to ensure that wet and dry weather capacity limitations within Sump 2/2A and the City Interceptor are not exceeded.

On March 13, 2013, Regional San approved the Wastewater Operating Agreement between Regional San and the City. The following flow limitations are outlined in this Agreement:

Service Area	Flow Rate (MGD)
Combined Flows from Sump 2 and Sump 2A	60
Combined flows from Sumps 2, 2A, 21, 55, and 119	98
Total to City Interceptor of combined flows from Sumps 2, 2A, 21, 55, 119, and five trunk connections	108.5

Customers receiving service from Regional San responsible for rates and fees outlined within the latest Regional San ordinance. Fees for connecting to the sewer system are set up to recover the capital investment of sewer treatment facilities that provides service to new customers.

2-1

2-2

2-3

Letter 2
Cont'd

Mr. Scott Johnson
April 29, 2019
Page 2

The Regional San ordinance is located on the Regional San website at:
<https://www.regionalsan.com/ordinance>.

Regional San is not a land-use authority. Projects identified within Regional San planning documents are based on growth projections provided by land-use authorities. Onsite and offsite impacts associated with constructing sanitary sewer facilities to provide service should be included in subsequent environmental impact reports.

The SRWTP provides secondary treatment using an activated sludge process. Incoming wastewater flows through mechanical bar screens through a primary sedimentation process. This allows most of the heavy organic solids to settle to the bottom of the tanks. These solids are later delivered to the digesters. Next, oxygen is added to the wastewater to grow naturally occurring microscopic organisms, which consume the organic particles in the wastewater. These organisms eventually settle on the bottom of the secondary clarifiers. Clean water pours off the top of these clarifiers and is chlorinated, removing any pathogens or other harmful organisms that may still exist. Chlorine disinfection occurs while the wastewater travels through a two mile "outfall" pipeline to the Sacramento River, near the town of Freeport, California. Before entering the river, sulfur dioxide is added to neutralize the chlorine. The design of the SRWTP and collection system was balanced to have SRWTP facilities accommodate some of the wet weather flows while minimizing idle SRWTP facilities during dry weather. The SRWTP was designed to accommodate some wet weather flows while the storage basins and interceptors were designed to accommodate the remaining wet weather flows.

A NPDES Discharge Permit was issued to Regional San by the Central Valley Regional Water Quality Control Board (Water Board) in December 2010. In adopting the new Discharge Permit, the Water Board required Regional San to meet significantly more restrictive treatment levels over its current levels for ammonia, nitrate, and pathogens. The new treatment facilities for achieving the permit requirements must be completed by May 2021 for ammonia and nitrate and May 2023 for the pathogen requirements. In April 2016 the Water Board adopted a new NPDES Discharge Permit that continued the more restrictive treatment levels and deadlines for new treatment facilities for ammonia, nitrate, and pathogens.

Regional San currently owns and operates a 5-mgd Water Reclamation that has been producing and providing Title 22 tertiary recycled water since 2003 to select areas within the SRWTP property and the City of Elk Grove. The recycled water used in the City of Elk Grove is wholesaled by Regional San to the Sacramento County Water Agency (SCWA). SCWA retails the recycled water, primarily for landscape irrigation use, to recycled water customers in the City of Elk Grove. Although Regional San has evaluated at a high level the feasibility of using recycled water in the Mather area, Regional San currently does not have any planned facilities that could provide recycled water to the proposed project or its vicinity. Additionally, Regional San is not a water purveyor and any potential use of recycled water in the project area must be coordinated between the key stakeholders, e.g. land use jurisdictions, water purveyors, users, and the recycled water producers.

2-3
cont'd

**Letter 2
Cont'd**

Mr. Scott Johnson
April 29, 2019
Page 3

2-4

If you have any questions regarding this letter, please feel free to contact me at (916) 876-6104 or by email: armstrongro@sacsewer.com.

Sincerely,

Robb Armstrong

Robb Armstrong
Regional San Development Services & Plan Check

**LETTER 2: ROBB ARMSTRONG, REGIONAL SAN DEVELOPMENT SERVICES AND
PLAN CHECK, APRIL 29, 2019**

Response to Comment 2-1

The comment is an introductory statement and does not address the adequacy of the IS/MND.

Response to Comment 2-2

The comment summarizes the wastewater collection and treatment services available to the project site. The comment does not address the adequacy of the IS/MND.

Response to Comment 2-3

The comment summarizes the wastewater treatment process used by the Sacramento Regional Wastewater Treatment Plant. The comment does not address the adequacy of the IS/MND.

Response to Comment 2-4

The comment is a concluding statement and does not address the adequacy of the IS/MND.



Letter 3

Gary Loesch
Fire Chief

5770 Freeport Blvd., Suite 200
Sacramento, CA 95822-3516

Ph: (916) 808-1300
Fax: (916) 808-1629
www.sacfire.org

TRANSMITTAL

DATE: April 24, 2019

ATTN: Scott Johnson

FROM: King Tunson, 808-1358
Fire Department

SUBJECT: **Christian Brothers High School Sports Complex Renovation- MND (P19-020) (Z18-225)**

The following Fire comments/advisories apply to the **Mitigated Negative Declaration** of the above referenced project:

3-1

1. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1 (Site Access and Circulation) *This shall apply to the proposed new alternative/emergency access point at the terminus of 40th Street in the northeastern portion of the project site.*

**LETTER 3: KING TUNSON, CITY OF SACRAMENTO FIRE DEPARTMENT, APRIL 24,
2019**

Response to Comment 3-1

The comment will be included as a condition of approval for the proposed project. The comment does not address the adequacy of the IS/MND.



Plan Review Team
Land Management

PGEPlanReview@pge.com
6111 Bollinger Canyon Road 33704
San Ramon, CA 94583

Letter 4

April 16, 2019

Scott Johnson
City of Sacramento Community Development Dept
300 Richards Blvd, Third Floor
Sacramento, CA 95811

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Johnson,

Thank you for submitting the Christian Brothers High School Complex plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview_page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

4-1



Letter 4
cont'd

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches $[24/2 + 24 + 36/2 = 54]$ away, or be entirely dug by hand.)

4-1
Cont'd



Letter 4
cont'd

4-1
Cont'd

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



**Letter 4
cont'd**

**4-1
Cont'd**

↑ service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.
↓



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for

4-1
Cont'd



Letter 4
cont'd

4-1
Cont'd

proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

LETTER 4: PLAN REVIEW TEAM LAND MANAGEMENT, PG&E, APRIL 16, 2019

Response to Comment 4-1

The comment provides a summary of PG&E's standard requirements related to gas and electric facilities and does not address the adequacy of the IS/MND.