



Variance Request Form

PG&E Hollister 115 kV Power Line Reconductoring Project

Variance Request No.: 11

CONTRACTOR SECTION

Request Prepared By: Pacific Gas and Electric Company (PG&E) Photos? Yes No

Landowner: San Juan Oaks, LLC; (PP-4B & Portion of proposed relocated PP-3 on Breen Ranch LLC, et al)
 Current Land Use: Agriculture

Attachments? Yes No

- Attachment A: Variance 11 Proposed Power Line Realignment Location Map
- Attachment B: Photographs

Permit Measure or Specification:

- California Public Utilities Commission (CPUC) Mitigated Negative Declaration (MND) Project Description
 - A landowner has requested a slight deviation from the project description and project drawings to realign the Hollister 115 Kilovolt Power Line pole segment portion from Pole 14/09 through Pole 14/15 along the edges of, rather than diagonally across, a parcel in active farmland.

Detailed Description of Variance:

PG&E is requesting authorization from the CPUC to realign the power line route between Pole 14/09 and Pole 14/15 from the approved alignment described in the MND to along the edges of, rather than diagonally across, a parcel in active farmland. The entire proposed realignment (realignment) will be located on the same parcel as the original route, and will permanently affect only the land owner requesting it; however the temporary pull and tension work sites, PP-4B and a portion of the proposed relocated PP-3, are located on the adjacent property.

During the California Environmental Quality Act (CEQA) review of the project, the power line route was described and identified on maps in Section 2 Project Description of the MND. During easement-acquisition negotiations, the landowner asked PG&E to realign the approved alignment to the location proposed in this variance request in order to reduce disruptions to farming operations.

The realignment will result in two fewer new poles on the affected parcel because the power line will follow the existing power line, replacing existing poles, and the realignment only requires three poles in the agricultural field, instead of five poles. The realignment will follow the existing line for approximately 1,100 feet from Pole 14/09 to Pole 14/13e, which runs along an existing agricultural road. The MND states that Poles 14/10e through 14/13e would be topped and the power line conductors removed, leaving the existing underbuilt distribution line. However, the realignment will instead replace Poles 14/10e through 14/12e with light duty steel (LDS) poles and Pole 14/13e will be replaced with a tubular steel pole (TSP). The power line will be reconducted, and the distribution line transferred to the new poles. Access to the realignment is provided by existing agricultural roads.

From Pole 14/13e, the realignment will run north along the edge of the existing agricultural field for approximately 670 feet, then turn northeast for approximately 550 feet, where it intersects with approved Pole 14/15 along the approved route just before it crosses the San Benito River. This section of the realignment is closer to the San Benito River than the approved alignment; however, the poles will not be closer to the river than approved Pole 14/15, and all pull sites will be setback a minimum of 50 feet from water bodies, including the San Benito River, consistent with biological resource mitigation measures in the MND. No impacts on riparian vegetation or the San Benito River are anticipated as a result of the realignment.

As stated above, the realignment will result in two fewer new poles on the property. Although the realignment will require the installation of seven poles, which is two more than the five poles approved through the agricultural field, four of the proposed poles will replace existing Poles 14/10e through 14/13e and only three new pole locations will be required.

Three new pole pull (PP) sites will be required to pull wire along the realignment. PP-4A will be located east of Pole 14/13e; PP-4B will be located south of Pole 14/13e; and PP-4C will be located northwest of Pole 14/13e. In addition, due to the fact that the power line angle at Pole 14/09 will be eliminated, PP-3 is proposed to be relocated. All of the PP sites will be located in agricultural fields. No fueling will be conducted at these PP sites.



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Proposed construction activities will be identical to those that were described in the MND. The configuration of the realignment and the associated work areas are represented in Attachment A: Variance 11 Proposed Power Line Realignment Location Map. Photographs of the realignment are provided in Attachment B: Photographs.

Variance Justification:

This realignment was made at the request of the affected landowner, a farmer, and will eliminate most of the approved alignment that traverses diagonally across land that is used for farming and reroute it to the edge of the agricultural field. Potential impacts associated with this variance are consistent with those evaluated during the CEQA review for the project and will not result in any additional significant impacts that were not previously identified. The realignment will reduce permanent agricultural impacts in actively farmed prime agricultural land by aligning the power line along the edge of the agricultural field and will also reduce visual impacts by reducing the total number of new poles in the area. Environmental protection measures will be implemented as described in the MND and other project plans and permits. The following table provides more detail regarding impacts that will result from this project change.



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PG&E ENVIRONMENTAL SECTION

RESOURCE EVALUATION

The proposed variance was analyzed to verify that the project change would not introduce new significant impacts and that any potential impacts were fully analyzed in the MND. The following table provides a brief summary of that analysis for each resource area analyzed in the MND.

CEQA SECTION	Applicable	(Y) Define Potential Impact or (N) Briefly Explain Why CEQA Section is Not Applicable
Aesthetics	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The visual impacts associated with the realignment will be consistent with what was analyzed in the MND. There are no residential properties, scenic vistas, or scenic highways within view of the realignment. Furthermore, no new sources of light or glare will be introduced to the area. The realignment will require two fewer new poles in the area compared to the approved alignment; therefore, visual impacts will be reduced. In addition, the proposed poles will be the same as those described in Section 2.5.3 Poles and Towers of the MND. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to aesthetics.</p>
Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The realignment is located in Prime Farmland, land under Williamson Act contract, and land zoned Agricultural Productive, but is not located in forest land, timberland, or timberland zoned Timber Production. The realignment eliminates the installation of five poles in the actively farmed prime agricultural land and moves the alignment to the edge of the agricultural field with only three new pole locations. Temporary impacts from pole installation, pole removal, and the PP sites may increase slightly from those identified in the MND; however, in accordance with the MND, all temporarily impacted farmland will be restored following completion of construction activity resulting in a less-than-significant impact. Permanent impacts to agriculture at this location will be slightly reduced from that evaluated in the MND from the elimination of two poles in the agricultural field. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to agriculture or forestry resources.</p>
Air Quality and Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The MND analyzed 200 construction-related vehicle trips per day within the project area, as well as construction-related equipment. The realignment will not increase the amount of traffic beyond the estimated 200 construction-related vehicle trips per day that was analyzed in the MND. In addition, the realignment will not increase the amount or use of heavy equipment on the project and; therefore, will not increase emissions, including fugitive dust, beyond what was analyzed in the MND. The realignment will not be closer to residences or sensitive receptors; therefore, pollutant concentrations and objectionable odors will not increase beyond those described in the MND. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to air quality and greenhouse gas emissions.</p>



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Biological Resources	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The impacts to biological resources associated with the realignment will be consistent with what was analyzed in the MND. Although the realignment will move the power line closer to the San Benito River, which is designated critical habitat for South-Central California Coast steelhead (<i>Oncorhynchus mykiss</i>), the work areas will not be located in or have a direct impact on the river or riparian vegetation. The poles along the realignment will not be any closer to the San Benito River than approved Pole 14/15. The MND states that PP sites would be set back at least 50 feet from the existing water bodies to avoid disturbing riparian vegetation. The PP sites will be a minimum of 50 feet from water bodies and located within a farmed, disturbed agricultural field. Therefore, impacts to aquatic habitat are not anticipated to result from construction activities at the pull PP sites. Furthermore, the PP sites will not be located within riparian vegetation, and no riparian vegetation will be impacted as a result of the project change since the PP sites will be located in the agricultural area. The wire will be pulled away from riparian habitat, and the work will only require the use of one single-drum wire truck at PP-4A. Applicant Proposed Measures (APMs) and mitigation measures in the MND will be applied to the realignment to prevent potential impacts to the San Benito River, riparian vegetation, and South-Central California Coast steelhead. These measures include the implementation of the project's Storm Water Pollution Prevention Plan (SWPPP) that includes best management practices (BMPs) to prevent impacts from sedimentation, implementation of an environmental training and monitoring program, restriction of vehicles to established roadways, and monitoring of construction activities near sensitive habitat. Therefore, no impacts on the San Benito River, riparian vegetation, and South-Central California Coast steelhead critical habitat are anticipated. The MND evaluated the project areas and a 500-foot buffer for special-status species including American badger (<i>Taxidea taxus</i>) (AMBA), San Joaquin kit fox (<i>Vulpes macrotis mutica</i>) (SJKF), western burrowing owl (<i>Athene cunicularia</i>) (BUOW), California tiger salamander (<i>Ambystoma californiense</i>) (CTS), and CRLF. The area where the realignment is located is within the original 500-foot survey buffer utilized during the preparation of the project's permits, and was therefore included in the pre-project biological survey evaluation. The MND concluded that the site is not within suitable habitat for SJKF, BUOW, or CTS, and is out of, but adjacent to suitable CRLF habitat. In accordance with applicable APMs and mitigation measures in the MND, surveys for CTS, CRLF, and Western pond turtle (<i>Actinemys marmorata</i>) will be conducted immediately prior to construction activities, and focused preconstruction wildlife surveys for AMBA, SJKF, and BUOW will be conducted within 30 days prior to construction. The surveys will encompass the realignment work areas, access roads, and a 250-foot survey buffer. A report describing the survey results will be submitted to the CPUC following completion of the surveys. If work is initiated during the nesting season, pre-construction nesting bird surveys will be conducted. If any special-status species or nesting birds are observed, the appropriate and required construction buffers will be implemented as described in the MND and project plans and permits. The realignment will not require tree trimming or removal and will not conflict with local tree protection policies and ordinances. As described in the MND, the project will not conflict with any other local policies or ordinances protecting biological resources, Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans. Environmental protection measures will be implemented as described in the MND and within other project plans and permits. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to biological resources.</p>
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Cultural Resources	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>PG&E prepared a Historic Properties Inventory Report, which included an evaluation of cultural resources in the project areas and a 500-foot buffer. The area where the realignment is located is within the 500-foot survey buffer and was included in the evaluation. No archeological or cultural resources were found in the approved alignment or the realignment areas. Because these areas were identified in the report as an area of high potential archeological sensitivity, APM CR-1 in the MND calls for cultural monitoring for ground-disturbing activities in the realignment area in the same manner that it would have been for the approved alignment area. Environmental protection measures will be implemented as described in the MND and other project permits. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to cultural resources.</p>
Geology, Soils and Seismicity	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The proposed work areas and access routes are located adjacent to the approved alignment, which was included in the evaluation of geology, soils, and seismicity in the project area. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional geology, soils, or seismicity impacts.</p>
Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The realignment will not create new significant hazards or require new hazardous materials. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts from hazards and hazardous materials.</p>
Hydrology and Water Quality	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The impacts to hydrology and water quality associated with the realignment will be consistent with what was analyzed in the MND. Although the realignment will move the power line closer to the San Benito River, the work areas will not be located in or have a direct impact on the river or riparian vegetation. The poles along the realignment will not be any closer to the San Benito River than approved Pole 14/15. The MND states that PP sites would be set back at least 50 feet from the existing water bodies to avoid disturbing riparian vegetation and the realignment is consistent with that setback. The PP sites will be a minimum of 50 feet from the San Benito River and located within a farmed, disturbed agricultural field. Therefore, impacts to aquatic habitat are not anticipated as result of construction activities at the pull PP sites. APMs in the MND will be applied to the realignment to ensure that any impacts to the San Benito River will be less than significant. APMs include preparation of a SWPPP that includes BMPs to prevent impacts from sedimentation, implementation of an environmental training and monitoring program, restriction of vehicles to established roadways, and monitoring of construction activities near sensitive habitat. Therefore, no impacts on the San Benito River are anticipated. Environmental protection measures will be implemented as described in the MND and other project permits. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to hydrology and water quality.</p>



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Land Use and Planning	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>The realignment will be located within the same land use as the approved alignment. The current land use will not be converted because the landowner will still be able to farm this area. In addition, permanent impacts to agricultural operations will be slightly reduced by moving the poles away from the middle of the agricultural field. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create significant additional impacts to land use and planning.</p>
Mineral Resources	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<p>No known mineral resources are located within the proposed work areas. Aggregate from the coarse-grained alluvial deposits in the San Benito River will not be impacted as a result of the realignment because no work will be conducted in the river channel. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create additional significant impacts to mineral resources.</p>
Noise	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<p>There are no residential properties within 2,000 feet of the realignment location, and noise impacts are anticipated to be the same as for the approved alignment. Environmental protection measures will be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create additional significant impacts from noise.</p>
Population and Housing	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<p>There are no residential properties within 2,000 feet of the realignment work areas. The realignment will not induce population growth or displace existing housing or people. Therefore, there will be no impact to population or housing from the realignment.</p>
Public Services	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<p>The realignment will not result in any impacts to public services.</p>
Recreation	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<p>The realignment work areas are located in the vicinity of the existing power line route and follow the existing alignment for approximately 1,100 feet before turning north to meet the proposed river crossing. This work area is approximately 0.5 mile east of the Juan Bautista de Anza National Historic Trail Corridor and approximately 1.5 miles north of San Juan Bautista State Park. As the realignment location does not span and is not located within the immediate vicinity of any existing recreational facilities, the realignment location will not result in any impacts to recreation.</p>



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Transportation and Traffic	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Construction will occur within privately owned farm land. The realignment location will be accessed from San Justo Road via existing agricultural dirt roads and agricultural fields. The dirt access route is not a public thoroughfare and, therefore, will not affect traffic. Construction-related traffic at the realignment location will be similar to what was previously anticipated. In the MND, PG&E estimated that construction along the proposed Hollister Pole and Tower Segments would generate over 200 construction-related vehicle trips per day within the project area. The realignment location will not add any additional traffic to the project beyond what was originally identified in the MND. Environmental protection measures will also be implemented as described in the MND. Therefore, potential impacts are consistent with those evaluated in the MND, and the realignment will not create additional significant impacts to transportation and traffic.
Utilities and Service Systems	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	The realignment will not result in any impacts to existing utilities or service systems.
Other Variance Conditions Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

PG&E Approval					
Title	Name	Approval Initials	Date	Conditions (see attached)	
Henkels & McCoy Project Manager (if applicable)	Craig Smithey	CS	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Henkels & McCoy Field Foreman (if applicable)	James Panter	JP	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Henkels & McCoy Env. Field Lead (if applicable)	Duke Sonderegger			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Environmental Compliance Supervisor	Kevin Kilpatrick	KK	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Lead Environmental Inspector	Nick Fisher	NF	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PG&E Project Biologist (if applicable)	Andrea Henke	AH	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PG&E Project Archaeologist (if applicable)	Wendy Nettles			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PG&E Storm Water Program Manager (if applicable)	Hugo Jurado			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PG&E Environmental Compliance Lead	Andy Smith	AS	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
PG&E Project Manager (if applicable)	Rod Parame	RP	02/01/12	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Landowner Approval (if needed)					
Landowner Name	Approval Signature	Date			
San Juan Oaks, LLC]	Scott Fuller, General Manager	Preliminary approval via letter dated June 22, 2011. Formal easement in development.			



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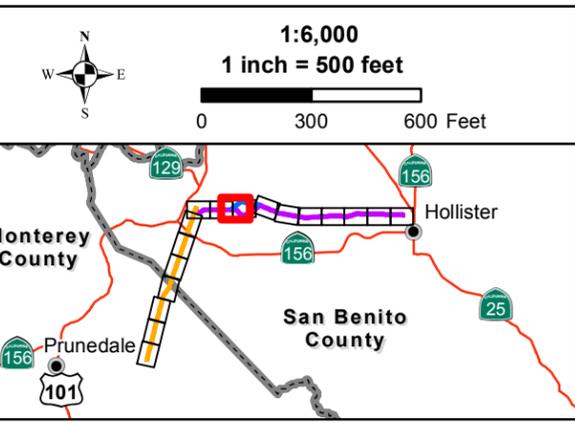
VARIANCE CONDITIONS

Condition Name:
Conditions:
Condition Name:
Conditions:
Condition Name:
Conditions:

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- Approved Alignment
 - Hollister Pole Segment
 - Proposed Realignment
 - River Crossing
 - ⊕ Existing Pole Location
 - Existing Pole to be Topped
 - LDS Location
 - TSP Location
 - Proposed Realignment, Install LDS Pole
 - Proposed Realignment, Install TSP Pole
 - Existing Road
 - Existing Road - Needs Improvement
 - New Road
 - Overland Travel Route
 - Construction Area
- PP - Pole Pull Site

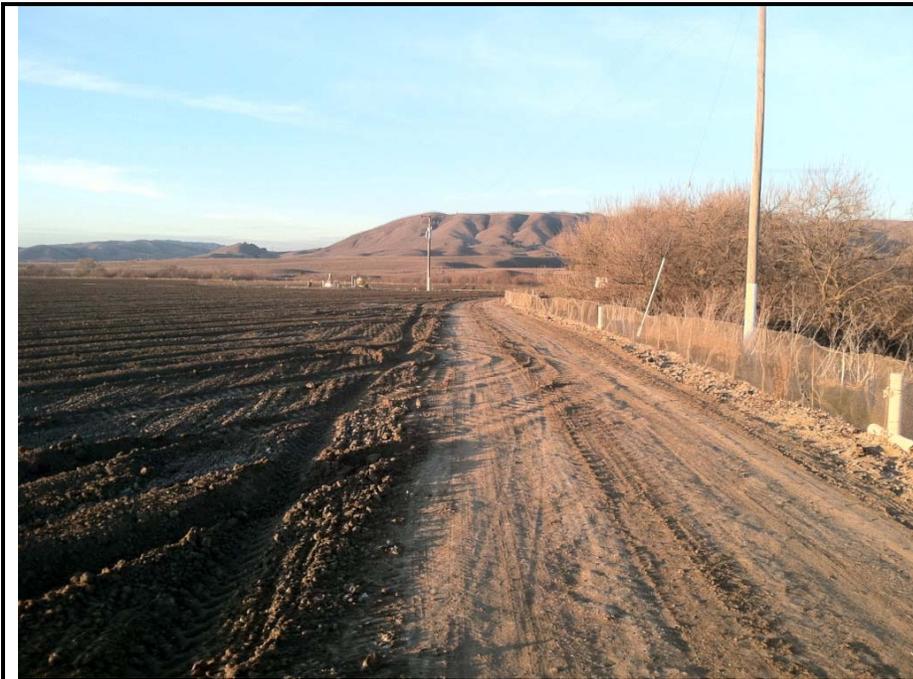


Data Sources: ICF 2008, PG&E 2008, ESRI 2010
 Preliminary and subject to change based on California Public Utilities requirements, final engineering, and other factors.

PHOTOGRAPHS



Photograph 1:
View of the proposed
reroute from Pole
14/13e, facing north



Photograph 2:
View of the proposed
reroute toward the
angle point, facing
north



Photograph 3:
View of the proposed reroute past the angle point, facing northeast



Photograph 4:
View of the proposed reroute further past the angle point, facing northeast



Photograph 5:
View of the proposed
reroute toward Pole
14/15, facing north



Photograph 6:
View of the proposed
reroute at Pole 14/15
at the San Benito
River crossing, facing
north



Photograph 7:
A single-drum wire
truck that will be used
at PP-4A