

FROM: Tom Lyons ,Planner

Subject: SMUD's response to Lent Ranch - Draft EIR

Thank you very much for the opportunity to comment on this Draft EIR.

The addition of 3.1 million square feet of building space will have a major impact upon SMUD's electrical facilities in this area. Mitigation of this impact can be accomplished with the construction of an overhead 69kV subtransmission line to and from a 69/12kV-distribution substation located on site, as mentioned on page 3.0-18. (Please note that overhead 69kV lines already exist along Kammerer Road and West Stockton Boulevard.) Easements will have to be granted for the construction of these new overhead lines. The distribution substation will have to be located at a site agreeable to the landowner and SMUD.

1

As with all documents of this scope and size, some minor corrections and clarifications are required.

Throughout this document, there are references to underground electric lines. It is SMUD's policy that if a developer or land owner desires that a sub-transmission line (69kV) or transmission line (115kV or 230 kV) be replaced with underground cable, that the developer or land owner will have to pay for the cost differential between the overhead and underground construction.

2

On page 3.0-17, the second to last sentence should read "...applicant would dedicate all public utility easements for underground facilities and for overhead and underground facilities along the new alignment of West Stockton Boulevard." On page 3.0-18, the sentence located approximately three inches from the top of the page should read "Overhead lines would be extended from the connection point and would be converted to underground lines near the substation by way of one or two 40-foot risers. The cost differential for the installation of the underground 69kV cables will be borne 100% by the landowner or developer. If underground cables are not installed, then overhead lines will have to be constructed to and from the substation."

3

On pages 4.11-4 through 4.11-11, references are made at several locations to "telephone poles." Most of the poles in these pictures are SMUD 69kV subtransmission poles (views 4.11-3 and 4.11-4). The new 69kV line that will have to be constructed to the new substation mentioned earlier will be similar to those shown in these views.

4

On page 4.11-13, under Grading/Construction, the sentence should be changed to "Most utilities would be installed below ground, ..."

On page 4.11-15, the sentence in the third paragraph should read “Structures or buildings, excluding electric power poles, may not exceed forty (40) feet-in height...” This same exemption for electric power poles should be included on page 4.11-16, third paragraph and on page 4.11-17, second and seventh paragraphs.

5

On page 4.11-16, in the second and fourth paragraphs, references are made to “one or two 40-foot risers.” Also, on page 4.11-18, the last paragraph states that “The offsite water, sewer, electrical, ... would be placed below grade resulting in minimal long term visual impacts.” Again, it is SMUD’s policy that if a developer or land owner desires that a sub-transmission line (69kV) be replaced with underground cable, that the developer or land owner will have to pay for the cost differential between the overhead and underground construction. If the developer or owner is not willing to pay for this cost differential, then overhead lines will have to be constructed to and from the distribution substation.

6

On page 4.11-20, the last paragraph states that “Taller growing trees and/or shrubs shall be planted along the borders of the project site ...” as a mitigation measure. These trees shall not interfere with the operation of the existing or proposed overhead and underground electric lines. Please contact SMUD for the minimum acceptable distances between trees and/or shrubs and electrical facilities.

SMUD also has restrictions as to the type of electrical services that can be provided. They are outlined below:

- Customers requiring a very large amount of power (in excess of 3.0 MVA) will have to purchase their power at the sub-transmission or transmission voltage level. Easements for these overhead sub-transmission or transmission lines will have to be granted to SMUD before the construction of these lines can begin.
- Customers with special load conditions (large motors, frequently started motors, etc.) may have to purchase additional facilities to minimize their impact upon the electrical system, regardless of power or voltage requirements.
- Customers requiring more than one electrical source for their service (throw-over service) will have to pay for the complete cost to provide that additional service. The desire or need for this type of throw-over service should be made to SMUD as soon as possible, so that the design of the system can be incorporated into the overall layout of the project. Once construction of the electrical infrastructure has begun, it will be very difficult, or perhaps even impossible, to incorporate the request for throw-over service.

7

It would be greatly appreciated if a copy of the Final EIR could be sent to SMUD prior to the adoption meeting.

15. **Letter from Sacramento Municipal Utility District, Tom Lyons, dated December 8, 2000**

Response 1

The information presented in this comment is consistent with the information presented in the Draft EIR on page 3.0-18. This comment is acknowledged and no further response is required.

Response 2

This comment is acknowledged. Because it does not address the content of the Draft EIR, no further response is required.

Response 3

The requested revisions have been made. Please refer to Final EIR **Section 4.0, Minor Edits to the Draft EIR**, for revised Draft EIR Section 3.0, Project Description.

Response 4

The requested revisions have been made. Please refer to Final EIR **Section 4.0, Minor Edits to the Draft EIR**, for revised Draft EIR Section 4.11, Visual Quality.

Response 5

The revisions being requested in this comment actually pertain to the Draft Development Standards and not the Draft EIR. In these instances, the Draft EIR is quoting from the Draft Development Standards. The comments are acknowledged and will be addressed in the context of the Development Standards and future project consideration.

Response 6

The requested revisions have been made. Please refer to Final EIR **Section 4.0, Minor Edits to the Draft EIR**, for revised Draft EIR Section 3.0, Project Description.

Response 7

These comments are acknowledged. Because it does not address the content of the Draft EIR, no further response is required. Please note that these comments will be considered by the City and/or project applicant once the project proceeds (if approved by the City) to the design stage. The project will comply with all minimum acceptable distances between trees and/or shrubs and electrical facilities in accordance with SMUD standards.