

# SCOPING REPORT

## **Environmental Impact Report**

**Pacific Gas & Electric**

**Certificate of Public Convenience and Necessity  
to authorize the construction and operation of the  
Egbert Switching Station (Martin Substation Extension)  
Project  
SCH #2018112046**

*Lead Agency:*

**California Public Utilities Commission**

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JANUARY 2019



## TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page No.</u></b>
<b>ABBREVIATIONS AND ACRONYMS USED IN THIS REPORT .....</b>	<b>III</b>
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
1.1 Scoping Report Organization.....	3
<b>2.0 SUMMARY OF CEQA SCOPING PROCESS .....</b>	<b>5</b>
<b>3.0 AGENCIES, ORGANIZATIONS, AND PERSONS PROVIDING SCOPING COMMENTS.....</b>	<b>7</b>
<b>4.0 SUMMARY OF SCOPING COMMENTS .....</b>	<b>9</b>
4.1 Issues to be Addressed in the EIR.....	10
4.2 Issues Outside the Scope of CEQA .....	12
<b>5.0 SUMMARY OF FUTURE STEPS IN THE PLANNING PROCESS .....</b>	<b>13</b>
<b>6.0 REFERENCES CITED.....</b>	<b>15</b>

## APPENDICES

<b>A NOTICES</b>	
A-1 Notice of Preparation (November 16, 2018)	
A-2 Notice of Availability (November 16, 2018)	
A-3 Legal Notice-San Francisco Chronicle-Declaration of Publication (November 16, 2018)	
<b>B SCOPING MEETING MATERIALS (December 3, 2019 - DoubleTree by Hilton Hotel)</b>	
B-1 Meeting Agenda	
B-2 Meeting Sign-in Sheet	
B-3 Written Comment Form	
B-4 Scoping Meeting Presentation	
<b>C COMMENTS RECEIVED DURING SCOPING PERIOD (November 16 - December 17, 2018)</b>	
C-1 State Agencies	
C-2 Local Agencies	
C-3 Private Organizations	
C-4 Individuals	

## TABLES

Table 1 Comments Received During Public Scoping Period .....	7
Table 2 Summary of Public Scoping Comments .....	9
Table 3 EIR Issues to be Addressed .....	11

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## **ABBREVIATIONS AND ACRONYMS USED IN THIS REPORT**

Acronym/Abbreviation	Definition
ALJ	Administrative Law Judge
CAISO	California Independent System Operator
CEQA	California Environmental Quality Act
CPCN	Certificate of Public Convenience and Necessity
CPUC	California Public Utilities Commission
EIR	Environmental Impact Report
NOA	Notice of Availability
NOP	Notice of Preparation
kV	kilovolt
PG&E	Pacific Gas & Electric
ROW	right-of-way
SCH	State Clearinghouse

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## **1.0 INTRODUCTION**

The California Public Utilities Commission (CPUC) serves as the lead agency for Pacific Gas & Electric's (PG&E's) proposed Certificate of Public Convenience and Necessity (CPCN) to authorize the construction and operation of the Egbert Switching Station (Martin Substation Extension) Project. The CPUC, as the lead agency under California law will prepare a Draft and Final EIR to comply with the California Environmental Quality Act (CEQA).

The project would improve the reliability of PG&E's transmission system serving the City and County of San Francisco by constructing a new 230-kilovolt (kV) switching station in the vicinity of Martin Substation that provides a high likelihood of continued electric service to the City and County of San Francisco should an extreme event render Martin Substation inoperable. The California Independent System Operator (CAISO) Board of Governors concluded in its 2014–2015 Transmission Plan that the low probability, yet high impact event, of a service failure at Martin Substation constituted a significant reliability concern that requires mitigation under its planning standards, and recommended the proposed project (CAISO 2015).

The proposed project involves the construction, operation, and maintenance of a new 230 kV switching station in the City and County of San Francisco that would be connected to the local 230 kV system by reconfiguring two existing underground single-circuit 230 kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. The proposed project involves switching station, substation, and underground transmission line construction activities consisting of the following three major elements:

1. Construct the proposed Egbert 230 kV Switching Station
2. Extend the existing underground Jefferson-Martin 230 kV transmission line to the proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line
3. Loop the existing underground Martin-Embarcadero 230 kV transmission line into the proposed Egbert Switching Station, creating the proposed Egbert-Embarcadero 230 kV transmission line and the proposed Martin-Egbert 230 kV transmission line

The new Egbert Switching Station is proposed to be constructed at 1755 Egbert Avenue on approximately 1.7 acres in the City and County of San Francisco. Refer to Figure 1, Project Vicinity, and Figure 2, Project Location and Alignment in the attached Notice of Preparation (NOP) (Appendix A). The proposed switching station site is in the neighborhood of Bayview, located on the eastern side of U.S. Highway 101. The existing Martin-Embarcadero transmission line would be looped into Egbert Switching Station with construction of two transmission lines underground, creating the Martin-Egbert transmission line and the Egbert-Embarcadero

transmission line. An underground transmission line extension would connect the existing underground Jefferson-Martin transmission line to Egbert Switching Station, creating the Jefferson-Egbert transmission line. Figure 3A, Proposed Egbert Switching Station and Alternative Route Options (Northern Portion), and 3B, Proposed Egbert Switching Station and Alternative Route Options (Southern Portion), show an in-depth view of the northern and southern portions of the proposed project (Refer to NOP in Appendix A). The existing and proposed transmission lines are shown, as well as alternative route options. Work would also occur at PG&E's Jefferson, Embarcadero, and Martin Substations.

The proposed project includes approximately 3.9 miles of new underground transmission line installed mainly in paved areas, with approximately 420 feet to be installed by trenchless technology (likely auger bore) under U.S. Highway 101. The proposed Jefferson-Egbert transmission line starts its bypass near the intersection of Carter Street and Guadalupe Canyon Parkway in the City of Brisbane, continues north along Carter Street through the City of Daly City, then proceeds northward through the City and County of San Francisco streets to Mansell Avenue. Once at Mansell Avenue, the proposed Jefferson-Egbert transmission line heads east to the trenchless crossing under U.S. Highway 101. East of U.S. Highway 101, the route turns north within Crane Avenue and continues north across private property to the Egbert Switching Station. The proposed Egbert-Embarcadero and Martin-Egbert transmission lines would connect the bisected existing Martin-Embarcadero transmission line to the proposed Egbert Switching Station with the construction of two new, approximately 0.4-mile-long underground 230 kV transmission lines. The connection would start at the intersection of Bayshore Boulevard, then the lines would proceed to Bacon Street and Egbert Avenue, terminating at the Egbert Switching Station.

In addition, construction would require equipment staging and laydown areas. Fieldwork and agency coordination would be conducted in advance of finalizing the construction plan to identify appropriate staging and laydown areas in existing city streets, in warehouses, or on existing paved or graveled areas that are commercially available in existing locations. The precise location of some staging or laydown areas may depend on rental availability, specific encroachment permits, and other construction occurring in the area and would be coordinated with the cities as appropriate. These sites would be finalized once the construction contractors have been chosen. Construction materials for the proposed project may be stored at existing PG&E-owned properties or leased properties suitable for construction storage without physical modifications.

Please refer to the CPUC project website for additional project detail at <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

This public scoping report documents the CPUC's CEQA scoping process and the comments received for the proposed project. Specifically, this report describes the scoping activities and



documents the comments received on the CPUC's NOP. Where appropriate, a Notice of Availability (NOA) was sent to the public directing them to the NOP available on CPUC's website. This report serves as an information source to the CPUC in its determination of the range of issues and alternatives to be addressed for the proposed Egbert Switching Station (Martin Substation Extension) Project. The CPUC will use the comments received during the scoping period to:

- Identify key issues to focus the analysis
- Identify reasonable alternatives for analysis
- Present environmental impacts of the proposed action and alternatives
- Identify ways to avoid or reduce environmental impacts
- Inform the agency decision-making process.

## **1.1 Scoping Report Organization**

This public scoping report is organized as follows:

- Section 1 provides a general introduction, purpose, and intent the scoping report.
- Section 2 provides a summary of the CEQA scoping process.
- Section 3 provides a list of the state and local agencies, private organizations, and individuals who commented during the scoping period.
- Section 4 provides an overall summary of the comments received and issues raised during the project's public review period.
- Section 5 provides a summary of future steps in the planning process and indicates opportunities for public participation in the environmental review process.
- Section 6 includes a list of references used in preparation of this scoping report.

Following is the list of Appendices that includes public scoping notices, scoping meeting materials, and public comments received during the public review period.

A. Notices

A-1 Notice of Preparation (November 16, 2018)

A-2 Notice of Availability (November 16, 2018)

A-3 Legal Notice - San Francisco Chronicle - Declaration of Publication (November 16, 2018)

B. Scoping Meeting Materials (December 3, 2019)

B-1 Meeting Agenda

B-2 Meeting Sign-in Sheet

B-3 Written Comment Form

B-4 Scoping Meeting Presentation

C. Comments Received During Scoping Period (November 16 to December 16, 2019)

C-1 State Agencies

C-2 Local Agencies

C-3 Private Organizations

C-4 Individuals

## 2.0 SUMMARY OF CEQA SCOPING PROCESS

The CEQA scoping process provides government agencies, public and private organizations, and the general public the opportunity to identify environmental issues and alternatives for consideration in the EIR. The scoping process and results are an initial step in the CEQA process.

As required by CEQA Guidelines §15082 (14 CCR 15000 et seq.), the CPUC issued an NOA/NOP on November 16, 2018, that summarized the Egbert Switching Station (Martin Substation Extension) Project, stated its intention to prepare a EIR, and requested comments from interested parties.

Notices were sent to 4,322 stakeholders, including 57 to federal, state and local agencies (including 15 copies to the state clearinghouse, 5 to local libraries, and 5 to local planning groups); 4,264 to the general distribution list of all those identified as property owners within a 300-foot radius of the project study area and all alternatives as currently proposed<sup>1</sup>; and individuals requesting to be notified of the project. No tribes have requested to be notified of pending projects in this area. In addition, a total of 39 notices were sent via e-mail to agencies and persons requesting to be notified via email.

Specifically the following 5 local planning groups were sent a public notice:

- San Francisco Planning Department
- San Francisco Planning Department, Eastern Neighborhoods
- San Francisco Bay Conservation and Development Commission
- Brisbane Community Development Department
- Daly City Planning Division

The following 5 libraries received copies of the NOP:

- Brisbane Library
- Bayshore Branch Library
- Visitacion Valley Library
- Portola Branch Library
- San Francisco Public Library

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<sup>1</sup> The Distribution List captured parcels within 300 feet of the three station alternative parcel boundaries, and 320-foot distance from the proposed transmission line alternatives. The distance from the proposed transmission line alternatives assumes an easement of no greater than 40 feet wide. This extra 20-foot buffer should also accommodate for final design alignment location within city street franchise.

The legal notice was published in the San Francisco Chronicle on November 16, 2018 (see Appendix A-3 for the Declaration of Publication). The NOP was also made available to the public on the CPUC's website for the proposed project at: <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>. In addition, pursuant to CEQA Guidelines Section 15082, the NOP was submitted to the Governor's Office of Planning and Research, State Clearinghouse (SCH).

During the NOP comment period, the CPUC held one public scoping meeting on December 3, 2018, at the DoubleTree by Hilton Hotel located at 5000 Sierra Point Parkway, Brisbane, CA 94005.

The scoping meeting provided the public and government agencies the opportunity to receive information on the CEQA process and on the proposed project, and to provide written comments. Materials provided to the public at the scoping meetings are included in Appendix C.

The 30-day comment period for the NOP ended on December 16, 2018. Because December 16, 2018 fell on a Sunday, comment letters received on December 17, 2018 were not defined as late comments. No late comments were received past December 17, 2018. In total, 9 letters were received: 5 from state and local agencies, 2 from private organizations, and 2 from individuals. In addition, the same 175 letters submitted in protest directly to CPUC on February 7, 2018 were submitted again to CPUC, but this time it was during the NOP scoping period, on December 17, 2018. All comment letters, including those submitted in protest are incorporated into the EIR project record, and are documented and summarized in this public scoping report.

### **3.0 AGENCIES, ORGANIZATIONS, AND PERSONS PROVIDING SCOPING COMMENTS**

State and local agencies, private organizations, and the general public provided written comments during the public scoping period. Written comments received during the public scoping meetings and in response to the NOP are included in Appendix C. In summary, Table 1 presents the agencies, private organizations, and private citizens that provided comments during the CEQA scoping process, organized in the order they were received.

**Table 1  
Comments Received During Public Scoping Period**

Commenter	Letter Date
<i>State Agencies</i>	
Governor's Office of Planning and Research, State Clearinghouse (Scott Morgan, Director)	11.16.18
Native American Heritage Commission (Debbie Treadway, Environmental Scientist)	12.03.18
California Department of Transportation, District 4 (Patricia Maurice, District Branch Chief)	12.17.18
<i>Local Agencies</i>	
Bayshore Sanitary District (Thomas E. Yeager, District Engineer)	11.30.18
San Francisco Planning Department (John Rahaim, Director of Planning)	12.14.18
<i>Private Organizations</i>	
Five Point (Danny Cooke, Vice President)	12.12.18
Mercy Housing (Ramie Dare, Director, Real Estate Development)	12.14.18
<i>Individuals</i>	
Yik Ming Wong	11.26.18
Stephanie Gowin	12.16.18
Protest Letters, total 175 form letters from individuals, sent to CPUC on 02.07.19 were resubmitted during the public scoping period. <b>All 175 letters were identical, but with different individuals' signatures on each.</b>	12.17.18

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## 4.0 SUMMARY OF SCOPING COMMENTS

This section of the report summarizes the comments raised by the public and agencies during the scoping process. This summary is based upon written comments received during the NOP public scoping period. Table 1 provides a list of commenters including state and local agencies, private organizations, and individuals that provided written comments during the 30-day public review period. There were a number of environmental concerns raised during the public scoping process, which focused on the project’s potential effects in several environmental categories. Table 2 summarizes the comments received according to the following major themes:

- Human environment issues
- Project alternatives
- Mitigation and monitoring
- Permitting and coordination

**Table 2**  
**Summary of Public Scoping Comments**

Human Environment
<i>Health/Safety Concerns</i>
<ul style="list-style-type: none"> <li>• Electromagnetic fields.</li> <li>• Toxins in soils released during excavation.</li> </ul>
<i>Access/Property Rights/Land Use/Recreation/Traffic</i>
<ul style="list-style-type: none"> <li>• Switching station is zoned industrial, but is adjacent to residential.</li> <li>• Access to homes during construction, particularly relative to work in streets.</li> <li>• Depreciation of property values due to their location near a switching station.</li> <li>• <b>Preferred project alignment’s impacts to the approved Sunnydale HOPE SF Project, including but not limited to repeated disruptions to residences and appurtenances; impacts to public transit lines, pedestrians, bicycles and auto traffic; difficulties in coordinating the construction schedules for both projects; and, schedule delays to both projects.</b></li> <li>• Relative to features newly constructed by Sunnydale HOPE SF, if impacted, PG&amp;E would need to re-construct all newly constructed street beds with bus stops, bike lanes, and chicanes for bioretention, and other streetscape features.</li> <li>• Relative to the Sunnydale community, environmental evaluation should consider the equity of impacts (Aesthetics, Land Use and Planning, Air Quality, Noise, Recreation, and Transportation).</li> <li>• Alignment that passes through Recreation and Park property must be underground and under existing roadways.</li> </ul>
<i>Traffic</i>
<ul style="list-style-type: none"> <li>• Maintaining pedestrian and bicycle access through the project site at all times.</li> <li>• Where vehicular, bicycle, or pedestrian traffic may be impacted during construction requiring traffic restrictions and detours, a Caltrans-approved Traffic Management Plan is required.</li> <li>• All curb ramps and pedestrian facilities located within the limits of the project are required to be brought up to current Americans with Disabilities Act (ADA) standards. Also includes maintaining pedestrian access per ADA standards through the construction zone.</li> </ul>

**Table 2  
Summary of Public Scoping Comments**

<i>Human Environment</i>
<i>Noise</i>
<ul style="list-style-type: none"> <li>• “Hums” from substation (i.e., switching station).</li> </ul>
<i>Project Alternatives</i>
<ul style="list-style-type: none"> <li>• Evaluate different location for switching station farther from adjacent residences.</li> <li>• Evaluate additional alternative(s) that avoid Sunnydale HOPE SF.</li> <li>• Some the 230kV alternatives routes would affect roadways already approved for reconfiguration/improvement in the Executive Park area and Candlestick area, including Harney Way, Jamestown Avenue, and potentially future Arelious Walker Road alignments and grades.</li> <li>• Preference that switching station be located in an industrial area, such as Bayshore.</li> </ul>
<i>Mitigation and Monitoring</i>
<ul style="list-style-type: none"> <li>• Responsibility for mitigation, including for impacts to the State Transportation Network.</li> <li>• EIR should discuss fair share contribution, scheduling, implementation, responsibilities, and lead agency monitoring relative to all mitigation measures.</li> </ul>
<i>Permitting and Coordination</i>
<ul style="list-style-type: none"> <li>• Bayshore Sanitary District - Class 4 permit prior to the start of construction.</li> <li>• Caltrans ROW – encroachment permit.</li> <li>• City and County of San Francisco Recreation and Park Department – revocable encroachment permit.</li> <li>• Coordinate with Office of Community Investment and Infrastructure regarding the Candlestick development area.</li> <li>• Coordinate with San Francisco Municipal Transportation Agency regarding the Harney Way widening/improvement project.</li> </ul>

## **4.1 Issues to be Addressed in the EIR**

The contents of the EIR will reflect input received from government officials, agencies, non-governmental organizations, and concerned members of the public during the EIR scoping period. Table 3 lists the issues to be evaluated in the EIR, some of which relate to comments made during the scoping period.



**PG&E Egbert Switching Station (Martin Substation Extension) Project  
4.0 Summary of Scoping Comments**

**Table 3  
EIR Issues to be Addressed**

Environmental Issue Area	Potential Issues or Impacts <sup>2</sup>
Aesthetics	<ul style="list-style-type: none"> <li>• Construction-related activities associated with the proposed project, specifically the Jefferson-Egbert line, would temporarily impact views from nearby scenic vistas</li> <li>• Construction activities associated with the Egbert switching station could cause potential temporary construction-related visual impacts to nearby residential development</li> <li>• Construction of the proposed Egbert Switching Station could create moderate visual contrast to existing nearby development and character</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• Project construction will produce short-term air emissions (fugitive dust and vehicle equipment exhaust)</li> <li>• Construction activities could expose sensitive receptors to health risks associated with diesel particulate matter</li> </ul>
Biological Resources	<ul style="list-style-type: none"> <li>• Project construction could adversely affect nesting birds utilizing landscaped areas immediately adjacent to the project footprint</li> <li>• Project construction activities could temporarily impact foraging habitat for special status wildlife species</li> </ul>
Cultural and Paleontological Resources	<ul style="list-style-type: none"> <li>• Construction activities could potentially damage unknown historic and/or archaeological resources within the project footprint</li> <li>• Project construction activities could disturb unanticipated human remains within the project footprint</li> </ul>
Energy	<ul style="list-style-type: none"> <li>• Construction and maintenance activities would require use of electrical and petroleum resources</li> </ul>
Geology and Soils	<ul style="list-style-type: none"> <li>• Portions of the proposed project could be susceptible to liquefaction and seismic-related settlement</li> <li>• A portion of the Jefferson-Egbert Line could be susceptible to debris flow in the event of a landslide</li> <li>• Construction activities could result in a temporary increase in water/wind erosion due to exposure of loose soils</li> <li>• Construction activities for the switching station, lines along Egbert Avenue, and approximately half the length of the Jefferson-Egbert Line have potential to disturb or destroy previously unknown paleontological resources</li> </ul>
Greenhouse Gas Emissions	<ul style="list-style-type: none"> <li>• Construction activities would result in greenhouse gas emissions.</li> </ul>
Hazards and Hazardous Materials	<ul style="list-style-type: none"> <li>• Leaking or spilling of petroleum or hydraulic fluids from construction equipment or other vehicles during project construction, operation, or maintenance could contaminate soils, surface waters, or groundwater</li> <li>• Fire hazard during construction and operation</li> <li>• Construction activities could release hazardous materials through disturbance of contaminated soils, contaminated groundwater or LUSTs within the project footprint</li> <li>• Construction activities could limit roadway access for emergency vehicles due to temporary lane closures</li> <li>• Fire hazard during construction activities within a High Fire Hazard Severity Zone</li> </ul>
Hydrology and Water Quality	<ul style="list-style-type: none"> <li>• Project construction activities could result in stormwater runoff with levels of pollutants in</li> </ul>

<sup>2</sup> Analysis of environmental impacts is not complete. Those impacts currently anticipated to be less-than-significant without mitigation are not included here. However, this list is subject to change pending the ongoing analysis.

**Table 3  
EIR Issues to be Addressed**

Environmental Issue Area	Potential Issues or Impacts <sup>2</sup>
	<p>excess of water quality standards</p> <ul style="list-style-type: none"> <li>• Disturbance of contaminated soils, contaminated groundwater, or LUSTs could result in contaminated groundwater</li> <li>• Construction activities could temporarily alter existing drainage patterns</li> <li>• Failure of the concrete University Mound Reservoir could impact aboveground infrastructure at the proposed Egbert Switching Station</li> </ul>
Land Use and Planning	<ul style="list-style-type: none"> <li>• Construction would temporarily disturb ongoing or traditional land uses within the project study area.</li> <li>• Construction would conflict with the approved development as proposed under the Sunnydale Hope SF Master Plan</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• Construction could produce short-term noise (from vehicles and construction equipment) and may violate noise standards during construction.</li> <li>• Construction could generate localized groundborne vibration</li> </ul>
Transportation and Traffic	<ul style="list-style-type: none"> <li>• Construction activities would result in a temporary increase in local traffic as a result of construction-related workforce traffic and equipment, and material deliveries</li> <li>• Construction activities would require temporary road closures, which would temporarily disrupt the existing circulation in the vicinity of the closure</li> <li>• Construction activities could limit roadway access for emergency vehicles due to temporary lane closures</li> </ul>
Tribal Cultural Resources	<ul style="list-style-type: none"> <li>• Construction activities could potentially damage unknown TCRs within the project footprint</li> </ul>
Electric and Magnetic Frequencies	<ul style="list-style-type: none"> <li>• Exposure of the public to a new source of EMF</li> </ul>

## **4.2 Issues Outside the Scope of CEQA**

General comments were received that noted support of the project, assuming other comments/issues they included in their letters would be addressed. One comment letter along with the identical protest letters (175) raised concerns about the effect of the switching station on their property values. Two commenters raised concerns indicative of environmental justice issues. The issues included in this paragraph are outside the scope of CEQA statutes and guidelines, and therefore are not specifically addressed as part of the environmental review process. However, these potential issues are addressed during CPUC’s proceedings and hearings, separate from the CEQA process.

## **5.0 SUMMARY OF FUTURE STEPS IN THE PLANNING PROCESS**

The EIR process requires a team of interdisciplinary resource specialists to complete each step. An important part of the environmental planning process is engaging the public and relevant agencies from the earliest stages of and throughout the planning process to address issues, comments, and concerns. The steps of the CEQA planning process, agency authority, and decisions to be made are described as follows.

### **Identification of Issues**

Issues associated with the project were identified through the scoping period, which initiated the planning process. The scoping process and the issues identified through the scoping process are documented in this scoping report.

### **Data Information and Collection**

Much of the necessary resource data and information will be compiled from existing studies prepared for the project or through other local agencies. Additional data and information will be obtained from available sources to update and/or supplement existing data.

### **Preparing Draft EIR**

Based on collected data, including public comments, a description of the project and alternatives (including the “no project”) will be developed. Only alternatives that meet CEQA screening criteria will be considered in detail. Impacts that could result from implementing the project and alternatives will be analyzed, and measures to mitigate those impacts will be identified where appropriate.

### **Draft EIR and Public Comment Period**

The Draft EIR, which is anticipated to be provided for public review summer 2019, generally includes the following:

- Executive summary
- Introduction/overview (including purpose and need for the project)
- Description of proposed project and alternatives
- Environmental analysis (including impacts and mitigation measures to minimize impacts)
- Comparison of alternatives
- Other CEQA considerations

Upon completion of the Draft EIR, the CPUC will file a Notice of Completion with the California State Clearinghouse and a 45-day public comment period will follow. Copies of the Draft EIR will be distributed to elected officials, regulatory agencies, and interested members of the public. The document will also be available online at the CPUC website: <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

During this time, public comments on the Draft EIR will be received and considered by the CPUC.

### **Response to Comments, Preparation of Final EIR, and Notice of Determination**

After the public comment period, the CPUC will respond to comments and prepare a Final EIR. Copies of the Final EIR will be distributed to elected officials, regulatory agencies, and interested members of the public. The document will also be available online at the CPUC website, as described previously.

After the Final EIR is completed, the CPUC will make a final decision for the proposed project. The Administrative Law Judge (ALJ) overseeing the CPCN will write a draft decision based on the environmental documentation and testimony from parties to the proceeding. The ALJ and the CPUC will consider the final environmental document, along with other issues, during the preparation of the final decision on the CPCN application. The Notice of Determination for the Egbert Switching Station (Martin Substation Extension) Project is expected to be filed with the State Clearinghouse for CEQA purposes by fall 2019. This timeframe does not include CPUC's proceedings that area separate from the CEQA process.

## 6.0 REFERENCES CITED

14 CCR 15000–15387 and Appendix A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

CAISO (California Independent System Operator). 2015. *2014–2015 Transmission Plan*. March 27, 2015. <http://www.caiso.com/Documents/Board-Approved2014-2015TransmissionPlan.pdf>

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APPENDIX A  
*Notices*





APPENDIX A-1  
*Notice of Preparation (November 16, 2018)*



**PUBLIC UTILITIES COMMISSION**

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298

**Notice of Preparation of an  
Environmental Impact Report and  
Notice of Public Scoping Meeting**

**To:** State Clearinghouse, Responsible and Trustee Agencies, Property Owners,  
and Interested Parties

**From:** Eric Chiang, Project Manager, California Public Utilities Commission

**Subject:** Pacific Gas and Electric Company Egbert Switching Station (Martin  
Substation Extension) Project (A.17-12-021)

**Date:** November 16, 2018

**NOP PUBLIC REVIEW PERIOD: November 16th to December 16th, 2018**  
**PUBLIC SCOPING MEETING:**

**Date:** December 3, 2018  
**Time:** 5:30 p.m. to 7:30 p.m.  
**Location:** DoubleTree by Hilton Hotel  
5000 Sierra Point Parkway Brisbane, California 94005

**A. Introduction**

Pacific Gas and Electric Company (PG&E) filed an application (A.17-12-021) on December 28, 2017 with the California Public Utilities Commission (CPUC) for a Certificate of Public Convenience and Necessity to authorize the construction and operation of the Egbert Switching Station (Martin Substation Extension) Project (proposed project). The project would improve the reliability of PG&E's transmission system serving the City and County of San Francisco by constructing a new 230-kilovolt (kV) switching station in the vicinity of Martin Substation that provides a high likelihood of continued electric service to the City and County of San Francisco should an extreme event render Martin Substation inoperable. The California Independent System Operator Board of Governors concluded in its 2014–2015 Transmission Plan that the low probability, yet high impact event, of a service failure at Martin Substation constituted a significant

reliability concern that requires mitigation under its planning standards, and recommended the proposed project (CAISO 2015<sup>1</sup>).

In accordance with the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, the CPUC prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. The Initial Study used the significance criteria outlined in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.<sup>2</sup>). Based on the Initial Study prepared for the proposed project, CPUC determined to prepare an Environmental Impact Report (EIR).

As required by CEQA, this Notice of Preparation (NOP) is being sent to interested agencies and members of the public who submitted a request for such notices. The purpose of the NOP is to inform recipients that the CPUC is beginning preparation of an EIR for the proposed project, and to solicit comments concerning the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Information that will be most useful at this time would be descriptions of the significant environmental issues, as well as reasonable alternatives and mitigation measures you would like to see explored in the Draft EIR.

This NOP includes an introduction to the proposed project, a description of the proposed project and its location, a summary of potential project impacts, and information on how to provide comments to the CPUC. This NOP can be viewed on the project website at the following link:

<http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

## **B. Project Description and Location**

The proposed project involves the construction, operation, and maintenance of a new 230 kV switching station in the City and County of San Francisco that would be connected to the local 230 kV system by reconfiguring two existing underground single-circuit 230 kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. The proposed project involves switching station, substation, and underground transmission line construction activities consisting of the following three major elements:

1. Construct the proposed Egbert 230 kV Switching Station
2. Extend the existing underground Jefferson-Martin 230 kV transmission line to the proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line

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<sup>1</sup> CAISO (California Independent System Operator). 2015. *2014–2015 Transmission Plan*. March 27, 2015. <http://www.caiso.com/Documents/Board-Approved2014-2015TransmissionPlan.pdf>.

<sup>2</sup> 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

3. Loop the existing underground Martin-Embarcadero 230 kV transmission line into the proposed Egbert Switching Station, creating the proposed Egbert-Embarcadero 230 kV transmission line and the proposed Martin-Egbert 230 kV transmission line

The new Egbert Switching Station is proposed to be constructed at 1755 Egbert Avenue on approximately 1.7 acres in the City and County of San Francisco. Refer to Figure 1, Project Vicinity, and Figure 2, Project Location and Alignment. The proposed switching station site is in the neighborhood of Bayview, located on the eastern side of U.S. Highway 101. The existing Martin-Embarcadero transmission line would be looped into Egbert Switching Station with construction of two transmission lines underground, creating the Martin-Egbert transmission line and the Egbert-Embarcadero transmission line. An underground transmission line extension would connect the existing underground Jefferson-Martin transmission line to Egbert Switching Station, creating the Jefferson-Egbert transmission line. Figure 3A, Proposed Egbert Switching Station and Alternative Route Options (Northern Portion), and 3B, Proposed Egbert Switching Station and Alternative Route Options (Southern Portion), show an in-depth view of the northern and southern portions of the proposed project. The existing and proposed transmission lines are shown, as well as alternative route options. Work would also occur at PG&E's Jefferson, Embarcadero, and Martin Substations.

The proposed project includes approximately 3.9 miles of new underground transmission line installed mainly in paved areas, with approximately 420 feet to be installed by trenchless technology (likely auger bore) under U.S. Highway 101. The proposed Jefferson-Egbert transmission line starts its bypass near the intersection of Carter Street and Guadalupe Canyon Parkway in the City of Brisbane, continues north along Carter Street through the City of Daly City, then proceeds northward through the City and County of San Francisco streets to Mansell Avenue. Once at Mansell Avenue, the proposed Jefferson-Egbert transmission line heads east to the trenchless crossing under U.S. Highway 101. East of U.S. Highway 101, the route turns north within Crane Avenue and continues north across private property to the Egbert Switching Station. The proposed Egbert-Embarcadero and Martin-Egbert transmission lines would connect the bisected existing Martin-Embarcadero transmission line to the proposed Egbert Switching Station with the construction of two new, approximately 0.4-mile-long underground 230 kV transmission lines. The connection would start at the intersection of Bayshore Boulevard, then the lines would proceed to Bacon Street and Egbert Avenue, terminating at the Egbert Switching Station.

In addition, construction would require equipment staging and laydown areas. Fieldwork and agency coordination would be conducted in advance of finalizing the construction plan to identify appropriate staging and laydown areas in existing city streets, in warehouses, or on existing paved or graveled areas that are commercially available in existing locations. The precise location of some staging or laydown areas may depend on rental availability, specific encroachment permits, and other construction occurring in the area and would be coordinated with the cities as appropriate. These sites would be finalized once the construction contractors have been chosen. Construction materials for the proposed

project may be stored at existing PG&E-owned properties or leased properties suitable for construction storage without physical modifications.

### **C. Potential Environmental Effects**

The EIR will evaluate potential environmental effects of the proposed project. The EIR will identify reasonable alternatives, compare the environmental impacts of the alternatives to those of the proposed project, and propose mitigation to avoid and/or reduce impacts deemed potentially significant. Potential issues and impacts to the existing environment to be analyzed in the EIR include, but may not be limited to, the following environmental topics.

- Aesthetics
- Hydrology and Water Quality
- Air Quality and Greenhouse Gas Emissions
- Land Use and Planning
- Biological Resources
- Noise
- Cultural and Tribal Cultural Resources
- Paleontological Resources
- Geology and Soils
- Recreation
- Hazards/Hazardous Materials, Wildland Fire Ecology
- Transportation and Traffic

The EIR will also address the cumulative environmental consequences of the proposed project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the area. This will serve to satisfy CEQA requirements regarding regional cumulative effect concerns.

In compliance with CEQA Guidelines Section 15126.6, the EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the proposed project. The EIR will also identify any alternatives that were considered, but ultimately rejected by the lead agency as infeasible, and briefly explain the rationale. The EIR will also provide an analysis of the No Project Alternative, as well as identify the environmentally superior alternative. The alternatives to be analyzed in the EIR will be developed during the environmental review process and will consider input received during public scoping.

### **D. Alternatives**

PG&E identified and evaluated several potential project sites and associated transmission line route options in an effort to identify the proposed project. In addition to the proposed project, there are two other potential sites that would meet the project objectives: the Geneva Switching Station and the Bayshore Switching Station, each with its own associated transmission line options (Figure 4, Proposed and Alternative Switching Station Site Locations). These options are considered “preliminary” at this time, and additional options will be considered as appropriate. Determination of alternatives is part of the scoping process for the proposed project.

The Geneva Switching Station Alternative site is located at 2150 Geneva Avenue in eastern Daly City (Figure 5, Alternative Geneva Switching Station). This alternative would include the construction of a new switching station (Geneva Switching Station) and three new transmission lines (Geneva-Embarcadero, Martin-Geneva, and Jefferson-Geneva) created by re-routing the existing Martin-Embarcadero and Jefferson-Martin lines. The route options for the three transmission lines are reflected in Figure 5.

The Bayshore Switching Station Alternative site is located at 3435 Bayshore Boulevard in central Brisbane, adjacent to the Brisbane Lagoon (Figure 6, Alternative Bayshore Switching Station). The project site is partially developed with a plant nursery and greenhouse. This alternative would also include construction of a new switching station (Bayshore Switching Station) and three new transmission lines (Bayshore-Embarcadero, Martin-Bayshore, and Jefferson-Bayshore) created by re-routing the existing Martin-Embarcadero and Jefferson-Martin lines. The route options for the three transmission lines are reflected in Figure 6.

## **E. Public Scoping Meeting**

As noted above, the CPUC is holding a public scoping meeting on December 3, 2018, to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide written comments on the scope and content of the Draft EIR.

Everyone is encouraged to attend the scoping meeting to express their concerns about the project and to offer suggestions regarding the proposed project and alternatives.

## **F. Providing Comments**

At this time, the CPUC is soliciting comments regarding the topics and alternatives that should be included in the EIR. This information will be considered when preparing the Draft EIR discussion of environmental topics, significant effects, mitigation measures, and alternatives. Because of time limits mandated by state law, comments should be provided **no later than 5:00 p.m. on December 16, 2018**.

You may submit comments in a variety of ways: (1) by U.S. mail, (2) by electronic mail (email), or (3) by attending the public scoping meeting and submitting written comments at that time.

**By Mail:** If you send written comments by U.S. mail, please use first-class mail, and be sure to include your name and a return address. Please send written comments on the scope and content of the EIR to:

*Egbert Switching Station Project*  
c/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, California 94612

**By Electronic Mail:** Email communications are welcome; however, please remember to include your name and return address in the email message. Comments sent via email should be sent to [egbert@dudek.com](mailto:egbert@dudek.com), with a subject line that states “**PG&E Egbert Switching Station NOP Comments.**”

All written comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in early 2019.

## **G. Location of Documents Available for Public Review**

A hard copy of the NOP is available for review at the locations listed in Table 1.

**Table 1  
Repository Sites**

Location	Address	Telephone
Brisbane Library	250 Visitacion Avenue, Brisbane, 94005	415.467.2060
Bayshore Branch Library	460 Martin Street, Daly City, 94014	650.991.8074
Visitacion Valley Library	201 Leland Avenue, San Francisco, 94134	415.355.2848
Portola Branch Library	380 Bacon Street, San Francisco, 94134	415.355.5660
San Francisco Public Library	5075 3rd Street, San Francisco, 94124	415.355.5757

The NOP and all public review documents for this project will also be available for review online at <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>.

## **H. Suggestions for Effective Participation in Scoping**

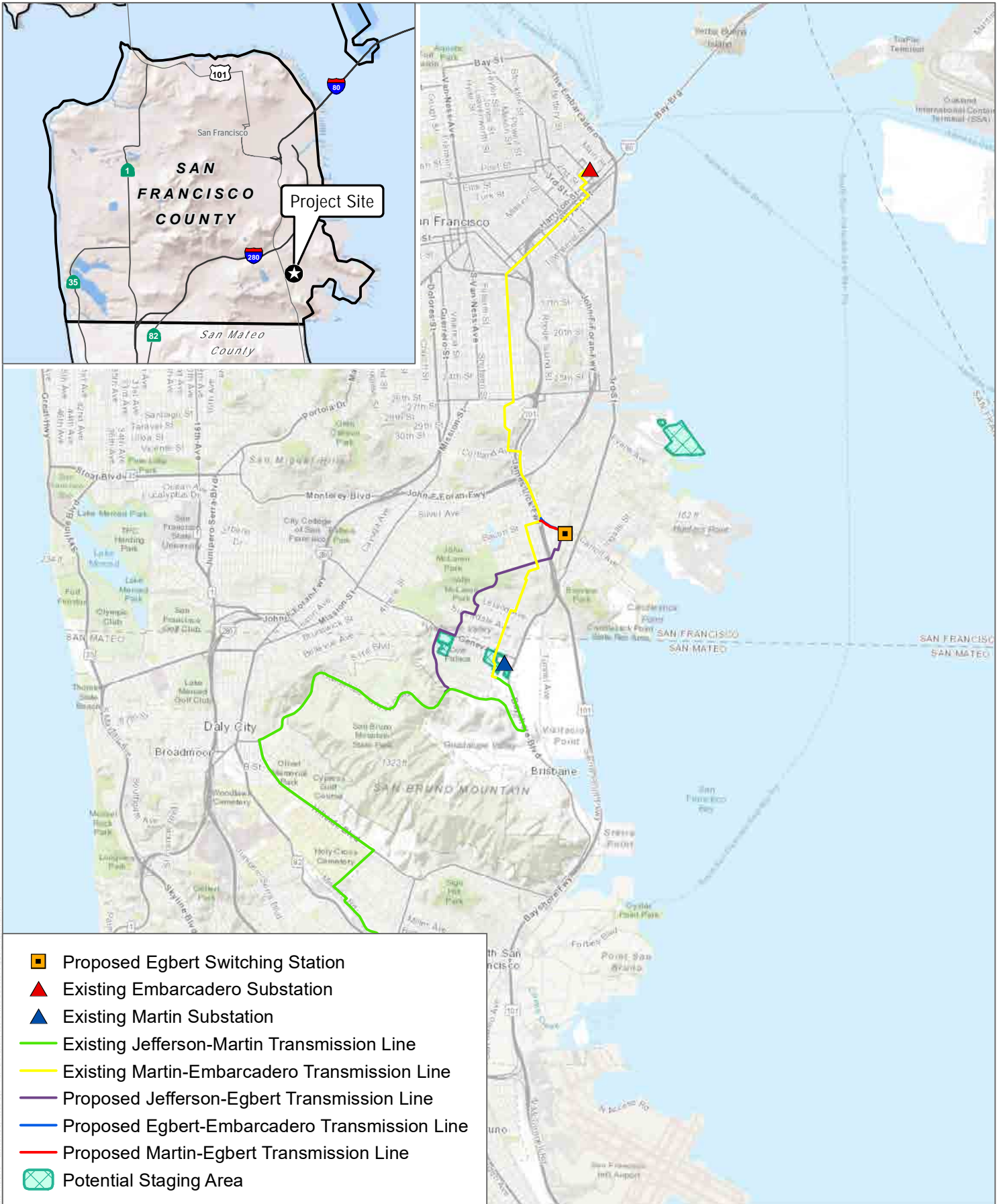
Following are some suggestions for preparing and providing the most useful information for the EIR scoping process.

- 1. Review the description of the project** (see Section B of this Notice of Preparation and the figures provided). Additional detail on the project description from PG&E’s Proponents Environmental Assessment (PEA) is available on the project website where the PEA may be viewed.
- 2. Review CEQA impact assessment questions** available online at [http://resources.ca.gov/ceqa/guidelines/Appendix\\_G.html](http://resources.ca.gov/ceqa/guidelines/Appendix_G.html).
- 3. Attend the scoping meeting** to get more information on the project and the environmental review process (see time and date in Table 1).
- 4. Submit written comments** or attend the scoping meeting and **ask questions during the informational meeting**. Explain important issues that the EIR should cover in written comments.



- 5. Suggest mitigation measures** that could reduce the potential impacts associated with PG&E's proposed project.
- 6. Suggest alternatives** to PG&E's proposed project that could avoid or reduce the impacts of the proposed project.

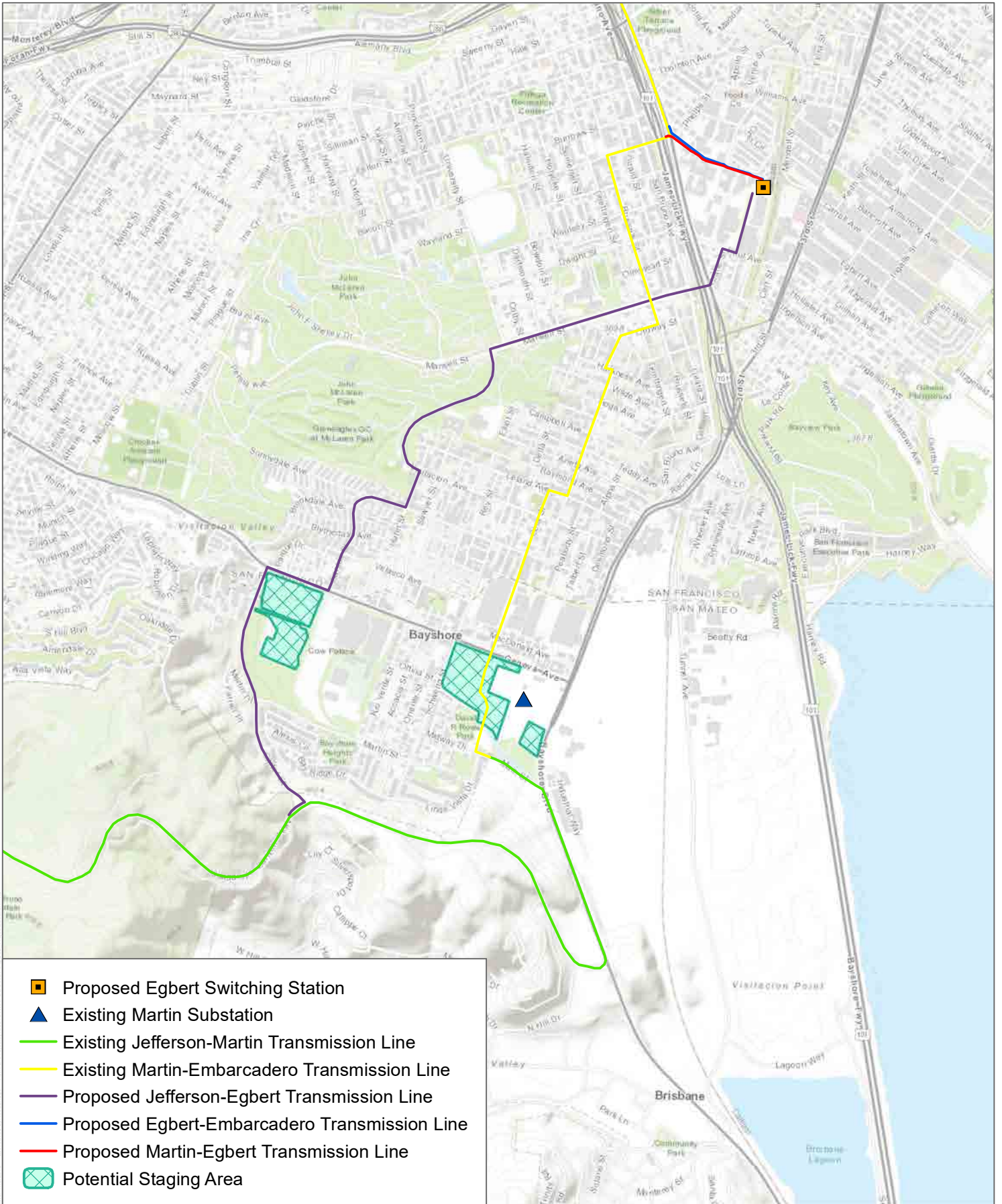
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SOURCE: Esri 2018; PG&E 2017

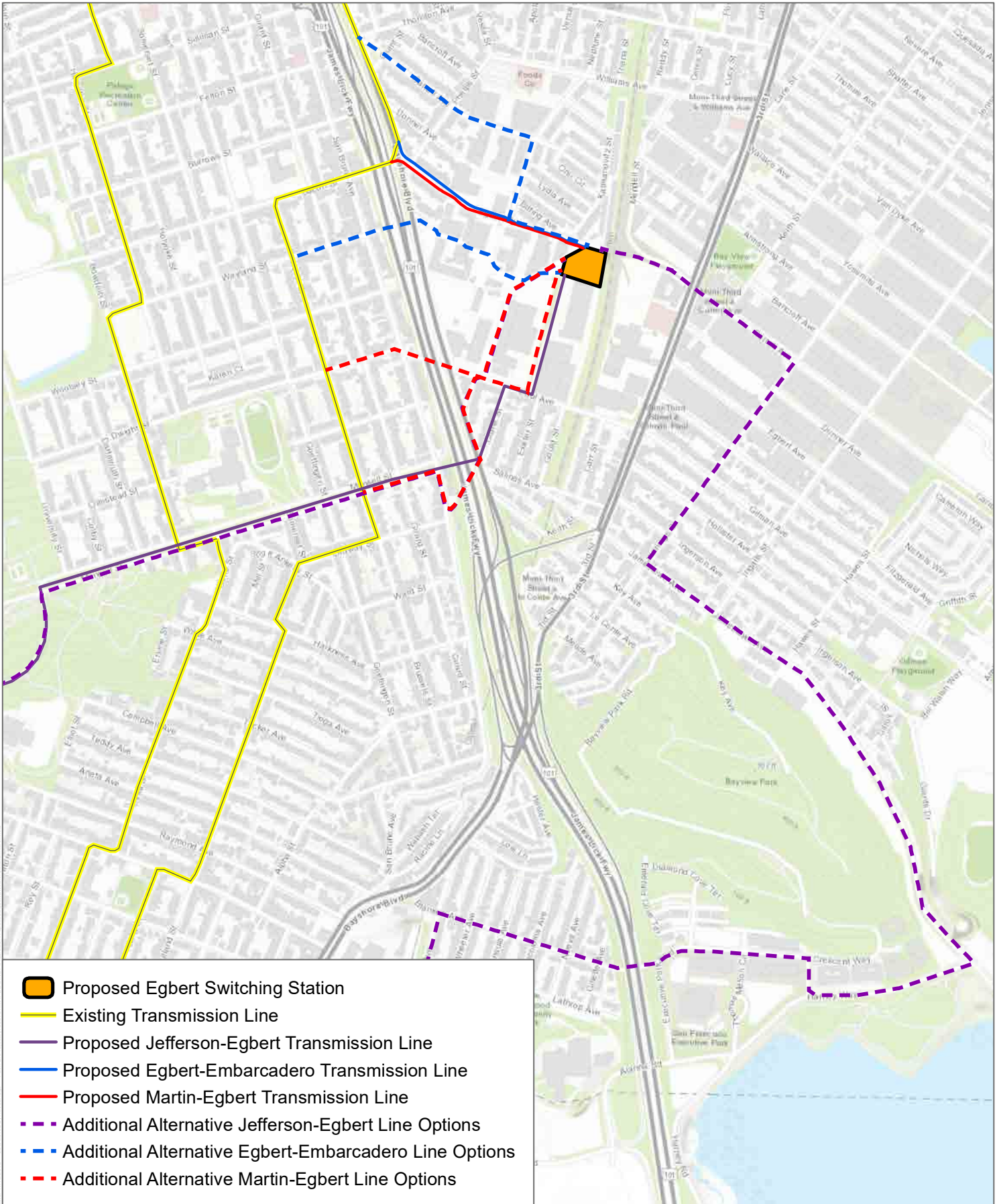
FIGURE 1  
Project Vicinity









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SOURCE: Esri 2018; PG&E 2017

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-  Proposed Egbert Switching Station
-  Existing Transmission Line
-  Proposed Jefferson-Egbert Transmission Line
-  Proposed Egbert-Embarcadero Transmission Line
-  Proposed Martin-Egbert Transmission Line
-  Additional Alternative Jefferson-Egbert Line Options
-  Additional Alternative Egbert-Embarcadero Line Options
-  Additional Alternative Martin-Egbert Line Options

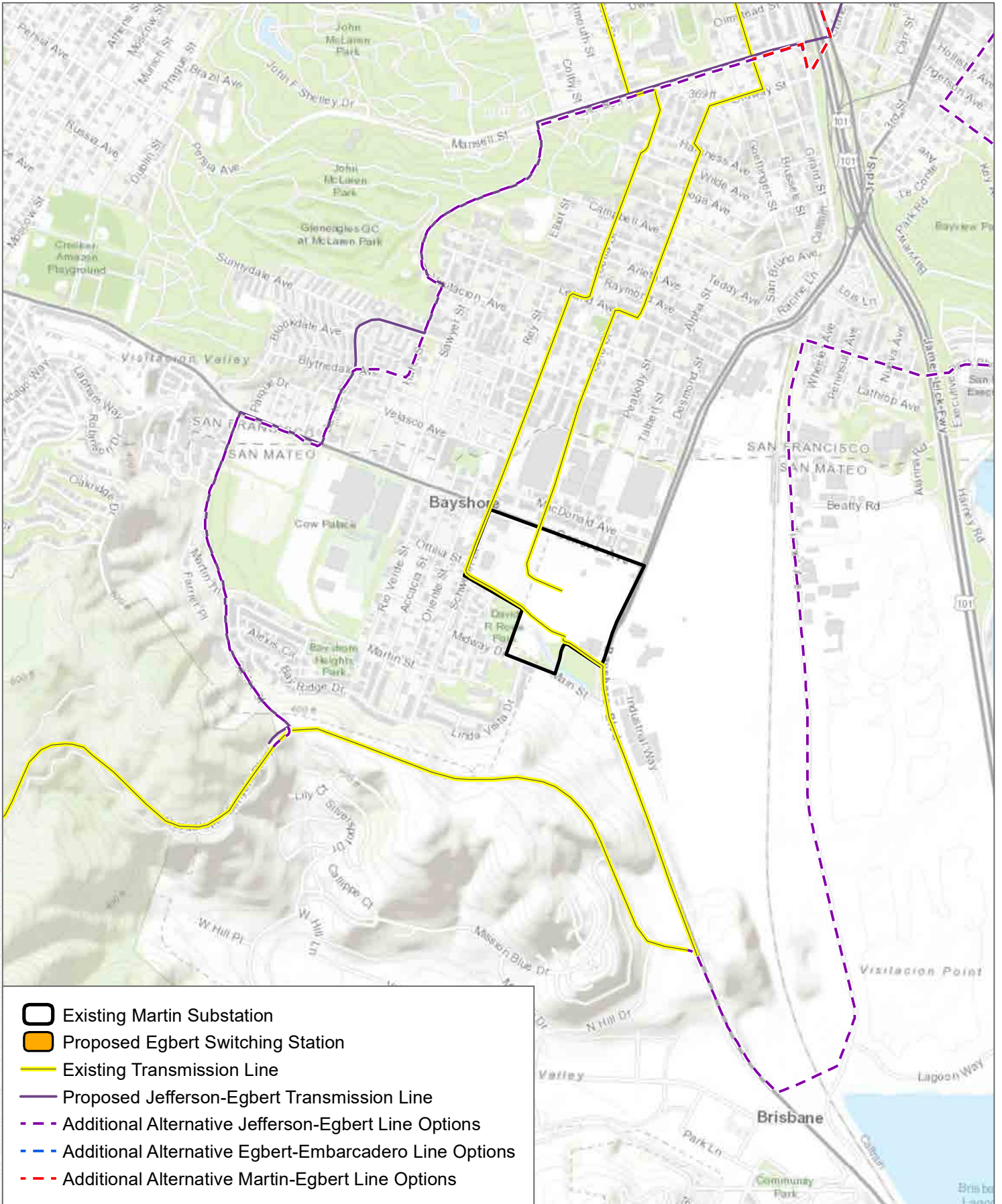
SOURCE: Bing Maps 2018; San Mateo County 2014; PG&E 2017

FIGURE 3A

Proposed Egbert Switching Station and Alternative Route Options (Northern Portion)

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SOURCE: Esri 2018; PG&E 2017

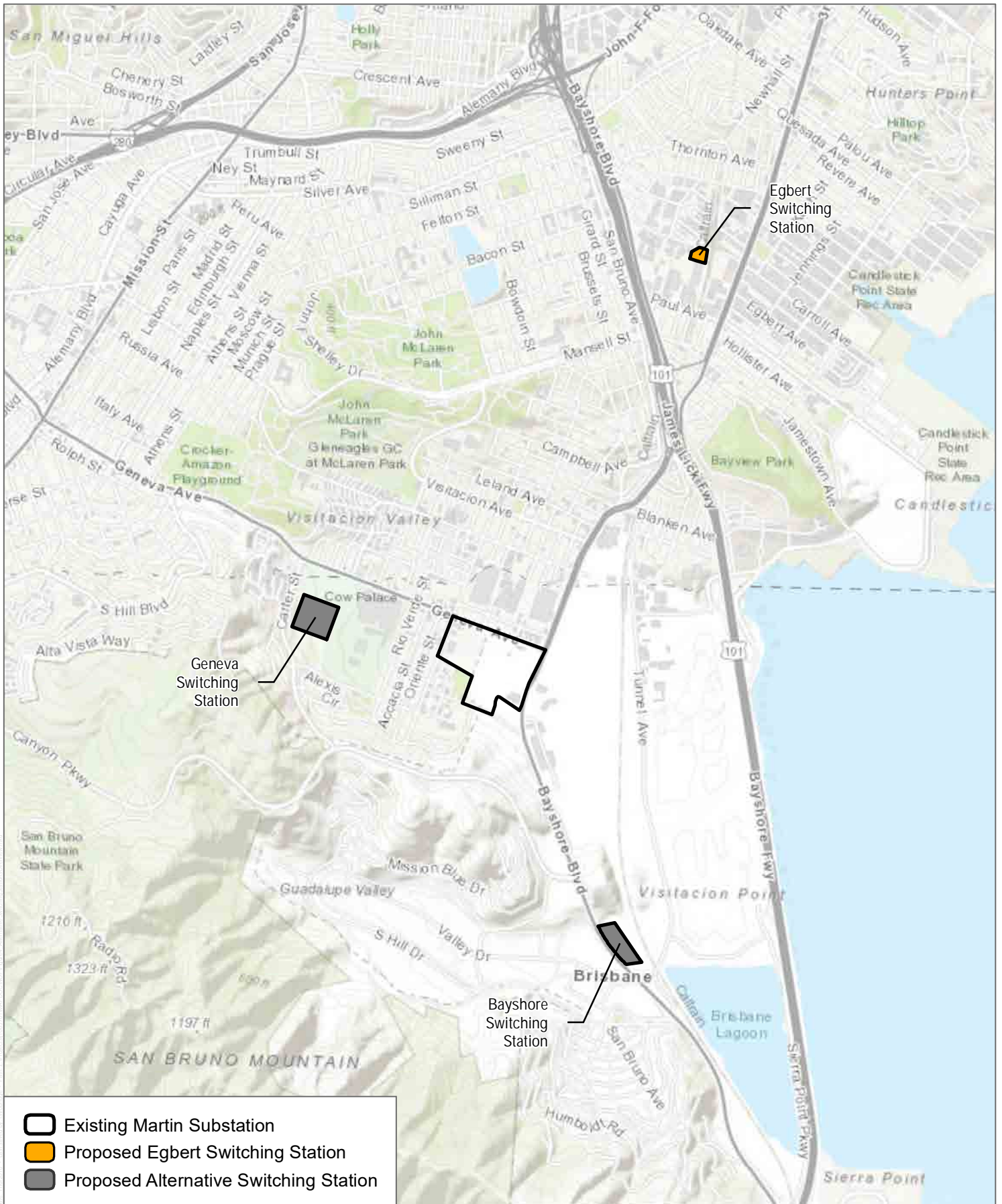
FIGURE 3B

Proposed Egbert Switching Station and Alternative Route Options (Southern Portion)



0 750 1,500 Feet

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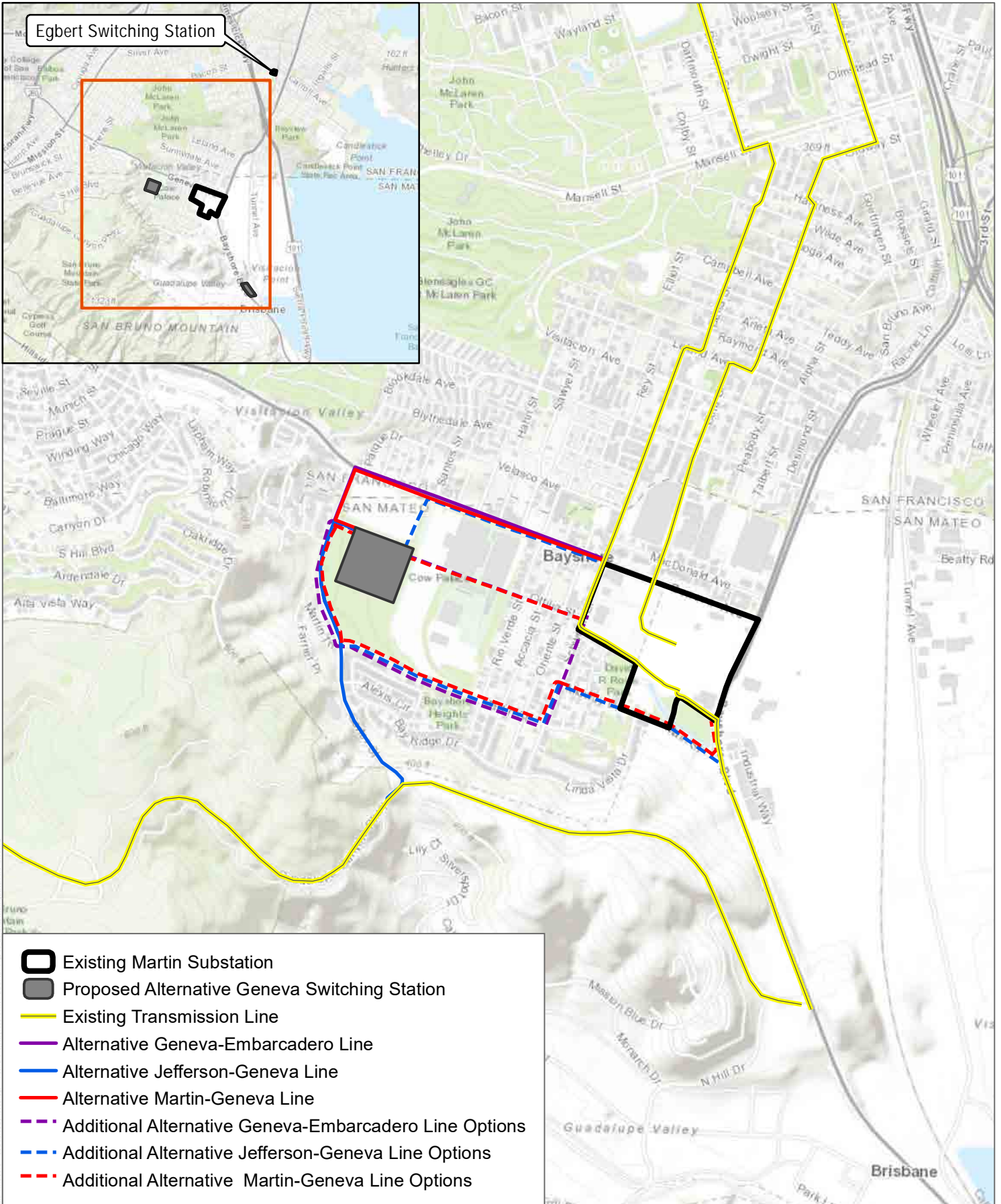
SOURCE: Esri 2018; PG&E 2017

FIGURE 4

Proposed and Alternative Switching Station Site Locations

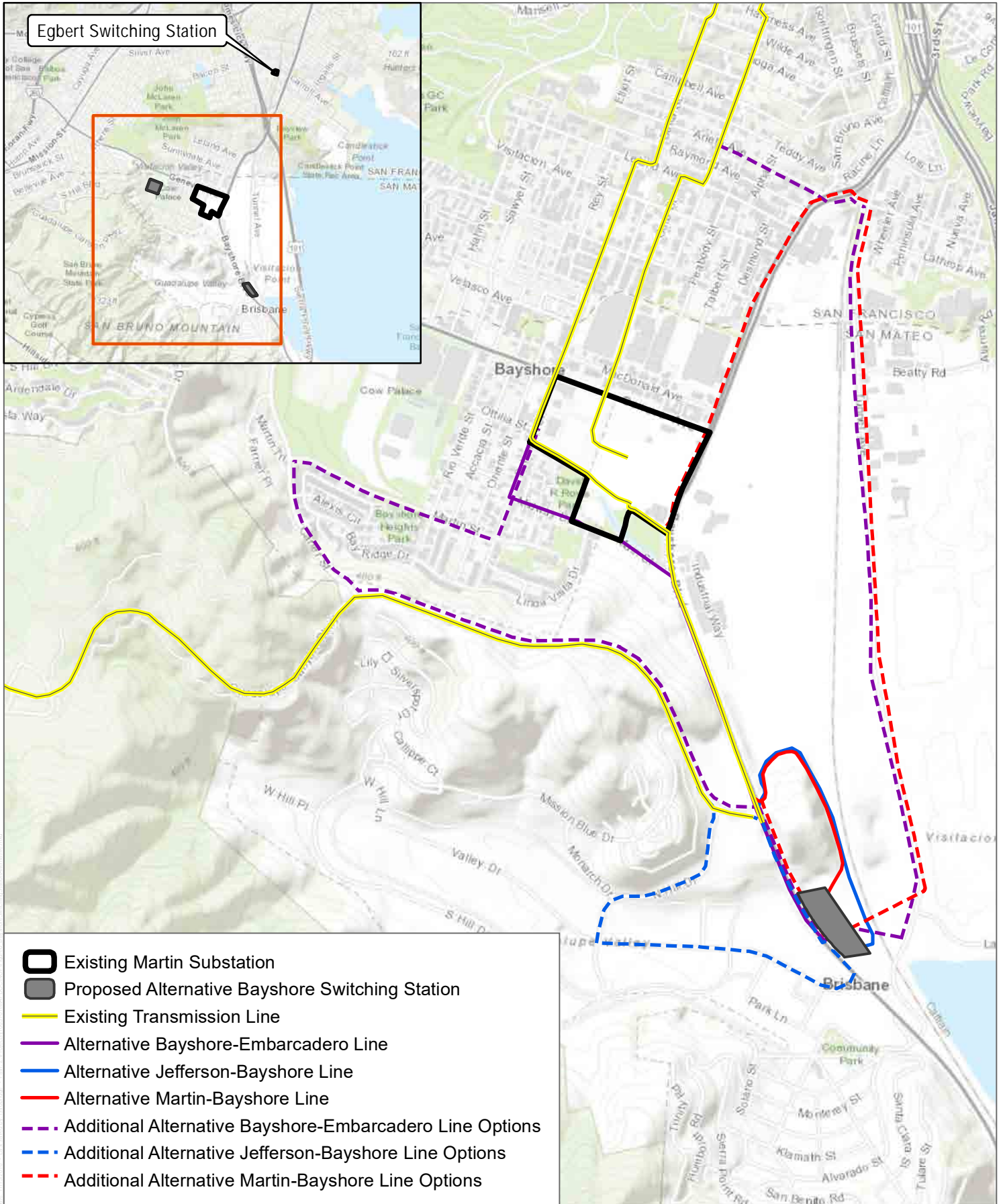
PG&E Egbert Switching Station/Martin Substation Extension Project

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SOURCE: Bing Maps 2018; San Mateo County 2014; PG&E 2017

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SOURCE: Bing Maps 2018; San Mateo County 2014; PG&E 2017

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APPENDIX A-2  
*Notice of Availability (November 16, 2018)*



## PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298



## Notice of Public Scoping for the Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project

Pacific Gas and Electric Company (PG&E) filed an application (A.17-12-021) on December 28, 2017 with the California Public Utilities Commission (CPUC) for a Certificate of Public Convenience and Necessity to authorize the construction and operation of the Egbert Switching Station (Martin Substation Extension) Project (proposed project). The project would improve the reliability of PG&E's transmission system serving the City and County of San Francisco by constructing a new 230-kilovolt (kV) switching station in the vicinity of Martin Substation that provides a high likelihood of continued electric service to the City and County of San Francisco should an extreme event render Martin Substation inoperable. The California Independent System Operator Board of Governors concluded in its 2014–2015 Transmission Plan that the low probability, yet high impact event, of a service failure at Martin Substation constituted a significant reliability concern that requires mitigation under its planning standards, and recommended the proposed project (CAISO 2015<sup>1</sup>).

### Project Information and Availability of the Notice of Preparation

The proposed project involves the construction, operation, and maintenance of a new 230 kV switching station in the City and County of San Francisco that would be connected to the local 230 kV system by reconfiguring two existing underground single-circuit 230 kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. The proposed project involves switching station, substation, and underground transmission line construction activities. The proposed construction consists of the following three major elements:

1. Construct the proposed Egbert 230 kV Switching Station
2. Extend the existing underground Jefferson-Martin 230 kV transmission line to the proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line
3. Loop the existing underground Martin-Embarcadero 230 kV transmission line into the proposed Egbert Switching Station, creating the proposed Egbert-Embarcadero 230 kV transmission line and the proposed Martin-Egbert 230 kV transmission line

The new Egbert Switching Station is proposed to be constructed at 1755 Egbert Avenue on approximately 1.7 acres in the City and County of San Francisco. The proposed switching station site is in the neighborhood of Bayview, located on the eastern side of U.S. Highway 101. The existing Martin-Embarcadero transmission line would be looped into Egbert Switching Station with construction of two transmission lines underground, creating the Martin-Egbert transmission line and the Egbert-Embarcadero transmission line. An underground transmission line extension would connect the existing underground Jefferson-Martin transmission line to Egbert Switching Station, creating the Jefferson-Egbert transmission line. Work would also occur at PG&E's Jefferson, Embarcadero, and Martin Substations.

PG&E identified and evaluated several potential project sites and associated transmission line route options in an effort to identify the proposed project. In addition to the proposed project, there are two other potential sites that would meet the project objectives: the Bayshore Switching Station and the Geneva Switching Station, each with its own associated transmission line options. These options are considered “preliminary” at this time. Determination of alternatives is part of the scoping process for the proposed project.

As required by the California Environmental Quality Act (CEQA), the Notice of Preparation (NOP) is being sent to interested agencies and members of the public who submitted a request for such notices or are located within 320 feet of the proposed project or potential alternative sites/alignments. The purpose of the NOP is to inform recipients that the CPUC is beginning preparation of an Environmental Impact Report (EIR) for the proposed project, and to solicit information that will be helpful in the environmental review process. Information that will be most useful at this time would be descriptions of the significant environmental issues, as well as reasonable alternatives and mitigation measures you would like to see explored in the Draft EIR.

<sup>1</sup> CAISO (California Independent System Operator). 2015. *2014–2015 Transmission Plan*. March 27, 2015. <http://www.caiso.com/Documents/Board-Approved2014-2015TransmissionPlan.pdf>.

The NOP includes an introduction to the proposed project, a description of the proposed project and its location, a summary of potential project impacts, and information on how to provide comments to the CPUC. The NOP can be viewed on the project website at the following link: <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

## **Public Scoping Meeting**

The CPUC is holding a public scoping meeting on December 3, 2018, to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide written comments on the scope and content of the Draft EIR. The meeting date, location, and time are as follows:

**Date:** December 3, 2018

**Time:** 5:30 p.m. to 7:30 p.m.

**Location:** DoubleTree by Hilton Hotel

5000 Sierra Point Parkway, Brisbane, California 94005

## **Scoping Comments**

At this time, the CPUC is soliciting comments regarding the topics and alternatives that should be included in the EIR. This information will be considered when preparing the Draft EIR discussion of environmental topics, significant effects, mitigation measures, and alternatives. The NOP Public Review period will extend from November 16th to December 16th. Because of time limits mandated by state law, comments should be provided **no later than 5:00 p.m. on December 16, 2018.**

You may submit comments in a variety of ways: (1) by U.S. mail, (2) by electronic mail (email), or (3) by attending the public scoping meeting and submitting written comments at that time.

**By Mail:** If you send written comments by U.S. mail, please use first-class mail, and be sure to include your name and a return address. Please send written comments on the scope and content of the EIR to:

*Egbert Switching Station Project*

c/o Dudek

1630 San Pablo Avenue, Suite 300

Oakland, California 94612

**By Electronic Mail:** Email communications are welcome; however, please remember to include your name and return address in the email message. Comments sent via email should be sent to [egbert@dudek.com](mailto:egbert@dudek.com), with a subject line that states “PG&E Egbert Switching Station NOP Comments.”

## **Additional Project Information**

**Internet Website.** The NOP and information about this application and the environmental review process are posted online at: <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>.

**Document Repositories.** A hard copy of the NOP is available for review at the locations listed in Table 1.

**Table 1: Repository Sites**

Location	Address	Telephone
Brisbane Library	250 Visitacion Avenue, Brisbane, 94005	415.467.2060
Bayshore Branch Library	460 Martin Street, Daly City, 94014	650.991.8074
Visitacion Valley Library	201 Leland Avenue, San Francisco, 94134	415.355.2848
Portola Branch Library	380 Bacon Street, San Francisco, 94134	415.355.5660
San Francisco Public Library	5075 3rd Street, San Francisco, 94124	415.355.5757

# APPENDIX A-3

*Legal Notice - San Francisco Chronicle -  
Declaration of Publication (November 16, 2018)*



# DECLARATION OF PUBLICATION OF SAN FRANCISCO CHRONICLE

**SCOPING Notice for the Pacific  
Gas and Electric  
Egbert Switching Station (Martin  
Substation Extension) Project  
Environmental Impact Report**

The California Public Utilities Commission (CPUC) intends to prepare an Environmental Impact Report (EIR) for the Pacific Gas & Electric Company (PG&E) Egbert Switching Station (Martin Substation Extension) Project (proposed project). The project would improve the reliability of PG&E's transmission system serving the City and County of San Francisco by constructing a new 230-kilovolt (kV) switching station in the vicinity of Martin Substation that provides a high likelihood of continued electric service to the City and County of San Francisco should an extreme event render Martin Substation inoperable. The new Egbert Switching Station would be connected to the local 230 kV system by reconfiguring two existing underground single-circuit 230 kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. The proposed project involves switching station, substation, and underground transmission line construction activities. The proposed construction consists of the following three major elements:

Construct the proposed Egbert 230 kV Switching Station

Extend the existing underground Jefferson-Martin 230 kV transmission line to the proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line

Loop the existing underground Martin-Embarcadero 230 kV transmission line into the proposed Egbert Switching Station, creating the proposed Egbert-Embarcadero 230 kV transmission line and the proposed Martin-Egbert 230 kV transmission line

As required by the California Environmental Quality Act (CEQA), the CPUC has prepared a Notice of Preparation (NOP). The purpose of the NOP is to inform recipients that the CPUC is beginning the preparation of the EIR and to solicit comments concerning the scope and content of the environmental review. The NOP includes an introduction to the proposed project, a description of the proposed project and its location, a summary of potential project impacts, and information on how to provide comments to the CPUC. The NOP can be viewed on the project website at the following link: <http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>.

The CPUC is holding a public scoping meeting to provide an opportunity for the public to learn about the project and to share any concerns or comments they may have. The meeting will be held on **Monday, December 3, 2018, at 5:30 p.m. at the Double-Tree by Hilton Hotel, 5000 Sierra Point Parkway Brisbane, California 94005.**

All scoping comments must be received by **December 16, 2018**. Send written comments to *Egbert Switching Station Project*, c/o Dudek, 1630 San Pablo Avenue, Suite 300, Oakland, California 94612. Comments may also be sent via email to [egbert@dudek.com](mailto:egbert@dudek.com), with a subject line that states "PG&E Egbert Switching Station NOP Comments."

Lori Gomez

Declares that:

The annexed advertisement has been regularly published  
In the

SAN FRANCISCO CHRONICLE

Which is an was at all times herein mentioned  
established as newspaper of general circulation in the  
City and County of San Francisco, State of California, as  
the term is defined by Section 6000 of the Government  
Code

SAN FRANCISCO CHRONICLE

(Name of Newspaper)

901 Mission Street

San Francisco, CA 94103

From

11/16/18

To

11/16/18

Namely on

11/16/18

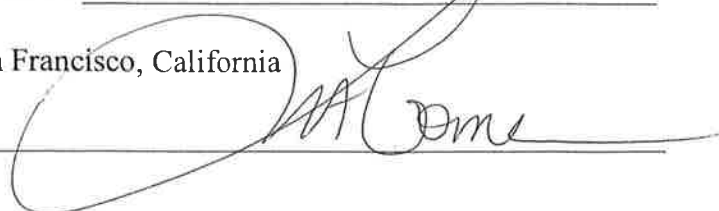
(Dates of Publication)

I declare under penalty of perjury that the foregoing is  
true and correct.

Executed on

11/16/18

At San Francisco, California







# APPENDIX B

*Scoping Meeting Materials (December 3, 2019 -  
DoubleTree by Hilton Hotel)*



APPENDIX B-1  
*Meeting Agenda*





# CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) Egbert Switching Station Project

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## Public Meeting Agenda

5000 Sierra Point Parkway, Brisbane, CA 94005

Monday, December 3, 2018 at 5:30 p.m.

### I. Sign-in

### II. Presentation

- i. Purpose of Meeting
- ii. Key Players and Their Roles
- iii. Project Objectives and Description
- iv. CPUC Process
- v. Compliance with the California Environmental Quality Act (CEQA)
- vi. Public Input Process
- vii. Project Schedule
- viii. Public Scoping Comments

### III Open House/Discussion

### IV. Closing Comments

All public comments must be provided **no later than 5:00 p.m. on December 16, 2018**. Email communications are welcome; however, please remember to include your name and return address in the email message. Comments sent via email should be sent to [egbert@dudek.com](mailto:egbert@dudek.com), with a subject line that states “**PG&E Egbert Switching Station NOP Comments.**” Send written comments to *Egbert Switching Station Project*, c/o Dudek, 1630 San Pablo Avenue, Suite 300, Oakland, California 94612.

#### For more information:

- See CPUC Project website:  
<http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>
- Local Libraries with copies of the Notice of Preparation

Location	Address	Telephone
Brisbane Library	250 Visitacion Avenue, Brisbane, 94005	415.467.2060
Bayshore Branch Library	460 Martin Street, Daly City, 94014	650.991.8074
Visitacion Valley Library	201 Leland Avenue, San Francisco, 94134	415.355.2848
Portola Branch Library	380 Bacon Street, San Francisco, 94134	415.355.5660
San Francisco Public Library	5075 3rd Street, San Francisco, 94124	415.355.5757



APPENDIX B-2  
*Meeting Sign-in Sheet*







**SIGN-IN**  
**CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC)**  
**for the**  
**Egbert Switching Station (Martin Substation Extension) Project**  
**Public Meeting, December 3, 2018 at 5:30 PM**  
**5000 Sierra Point Parkway Brisbane, California 94005**

PLEASE PRINT

Name	Affiliation	Mailing Address (including email)	Phone / Fax	Would you like to be included on the mailing list?
PHILLIP WONG	OFFICE OF ECONOMIC AND WORKFORCE DEV.	CITY HALL, ROOM 448 1 DR. CARLTON B. GOODLETT PL. SF, CA, 94102-4653 Phillip.C.wong@sf.gov.org	(415) 554-6512	YES
Stephanie Gowin Steven Gowin	Neighbor affected by location	51 B. King Ave SF 94124 Stephanie.Gowin@gmail.com Steven.Gowin@oracle.com	415 350 2584	Yes
MaryAnn Pikes		1729 Sunnydale		
Katie DARE	Developer affected	1256 Market St SF CA 94102 kdare@mercyhousing.org	415-355-7118	Yes



APPENDIX B-3  
*Written Comment Form*





CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC)  
Public Scoping Meeting  
Egbert Switching Station Project

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Written Comment Form  
(please print)  
Monday, December 3, 2018

**Name\*:**

**Affiliation (if any):\***

**Address:\***

**City, State, Zip Code:\***

**Telephone Number:\***

**Email:\***

---

---

*\* Please print. Your name, address, and comments become public information and may be released to interested parties if requested.*

**Please either deposit this sheet at the sign-in table before you leave today, or fold, stamp, and mail. Insert additional sheets if needed. Comments can also be emailed. Comments due by December 16, 2018.**

(See reverse for additional information)

Written Comment Form

**Mailing address:** *Egbert Switching Station Project*  
c/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, California 94612

**Email:** CPUC  
[egbert@dudek.com](mailto:egbert@dudek.com)

**Additional information:** CPUC website  
<http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

**Public Comment Period:** November 16, 2018 – December 16, 2018

Comments will be accepted until December 16, 2018

APPENDIX B-4  
*Scoping Meeting Presentation*







# CEQA Review

Pacific Gas & Electric Egbert Switching Station  
(Martin Substation Extension) Project

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PUBLIC MEETING – DECEMBER 3,  
2018

PRESENTED BY **DUDEK**

# Overview

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**01** Purpose of Meeting

**02** Key Players and their Roles

**03** Objectives and Description of the Proposed Project

**04** CPUC Process

**05** Compliance with the California Environmental Impact Report (CEQA)

**06** Solicit Input of Potential Issues of Concern and Areas of Controversy

**07** Tentative Schedule

**08** How to Submit Comments on the Notice of Preparation



01

# Purpose of Meeting

**Why Are We Here?**

## Purpose of Meeting

- ✓ PG&E's request for a Certificate of Public Convenience and Necessity (CPCN) from the CPUC
- ✓ CPUC has two parallel review processes for PG&E's CPCN:
  - General Proceeding (Application A. 17-12-021)
  - Environmental Review (the CEQA process)
- ✓ Inform the public and responsible agencies about an upcoming project for which an Environmental Impact Report (EIR) will be prepared
- ✓ Inform the public about the environmental review process pursuant to CEQA
- ✓ Solicit input from the public (issues and alternatives)



02

# Key Players

**Who's involved and  
what are their Roles?**

## Who's Involved and What are their Roles?

### **Applicant**

Pacific Gas & Electric (PG&E)

### **Lead Agency under CEQA**

California Public Utilities  
Commission (CPUC)

### **Environmental Contractor for CPUC**

Dudek

### Other Key Agencies

- City of San Francisco
- City of Daly City
- City of Brisbane
- County of San Francisco
- CA Department of Transportation
- CA Regional Water Quality Control Board



03

# Project Description

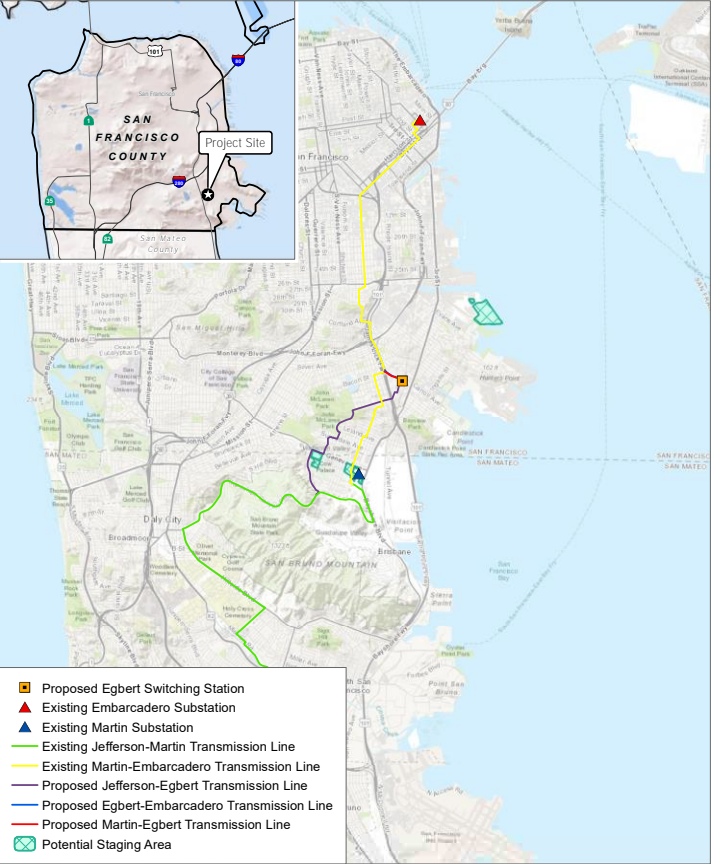
**Objectives and Description  
of the Proposed Project**

## PG&E Project Objectives

- ✓ **Improve reliability of transmission system serving the City and County of San Francisco by constructing a new 230 kV switching station in the vicinity of Martin Substation that provides a high likelihood of continued electric service should an extreme event render Martin Substation inoperable.**
- ✓ **Construct a safe, economically, and technically feasible project that minimizes environmental impacts and would receive 230 kV power from the south and transmit it to the City and County of San Francisco.**
- ✓ **Provide a 230 kV connection between a new switching station and Martin Substation to enable the transmission system serving the City and County to operate in the event that a 230 kV transmission line serving either Martin Substation or the proposed switching station experiences an unplanned outage.**



# Project Location



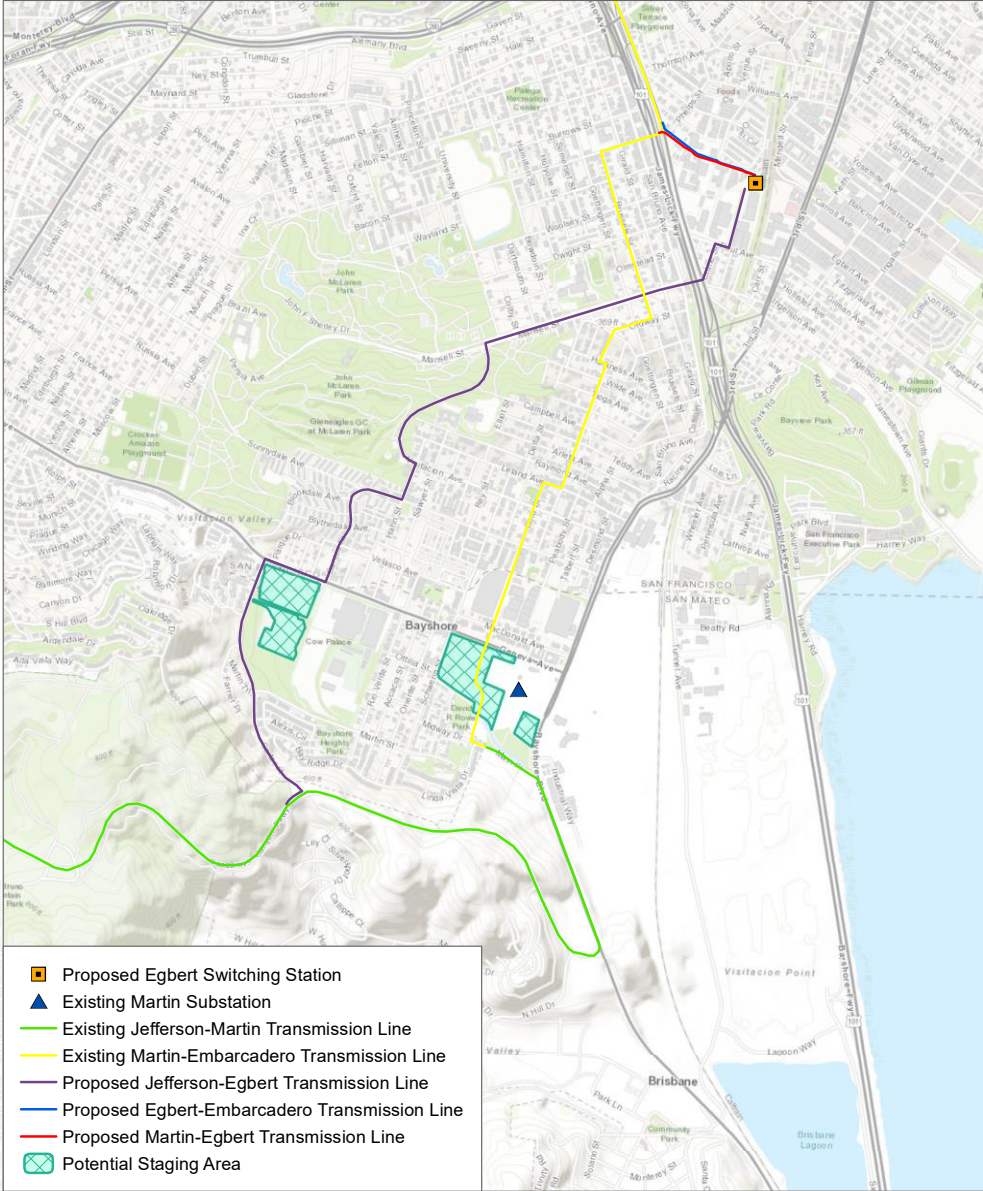
SOURCE: Esri 2018; PG&E 2017

FIGURE 1

Project Vicinity

PG&E Egbert Switching Station/Martin Substation Extension Project

0 0.75 1.5 Miles



SOURCE: Esri 2018; PG&E 2017

FIGURE 2

Project Location and Alignment

PG&E Egbert Switching Station/Martin Substation Extension Project

DUDEK 0 1,000 2,000 Feet

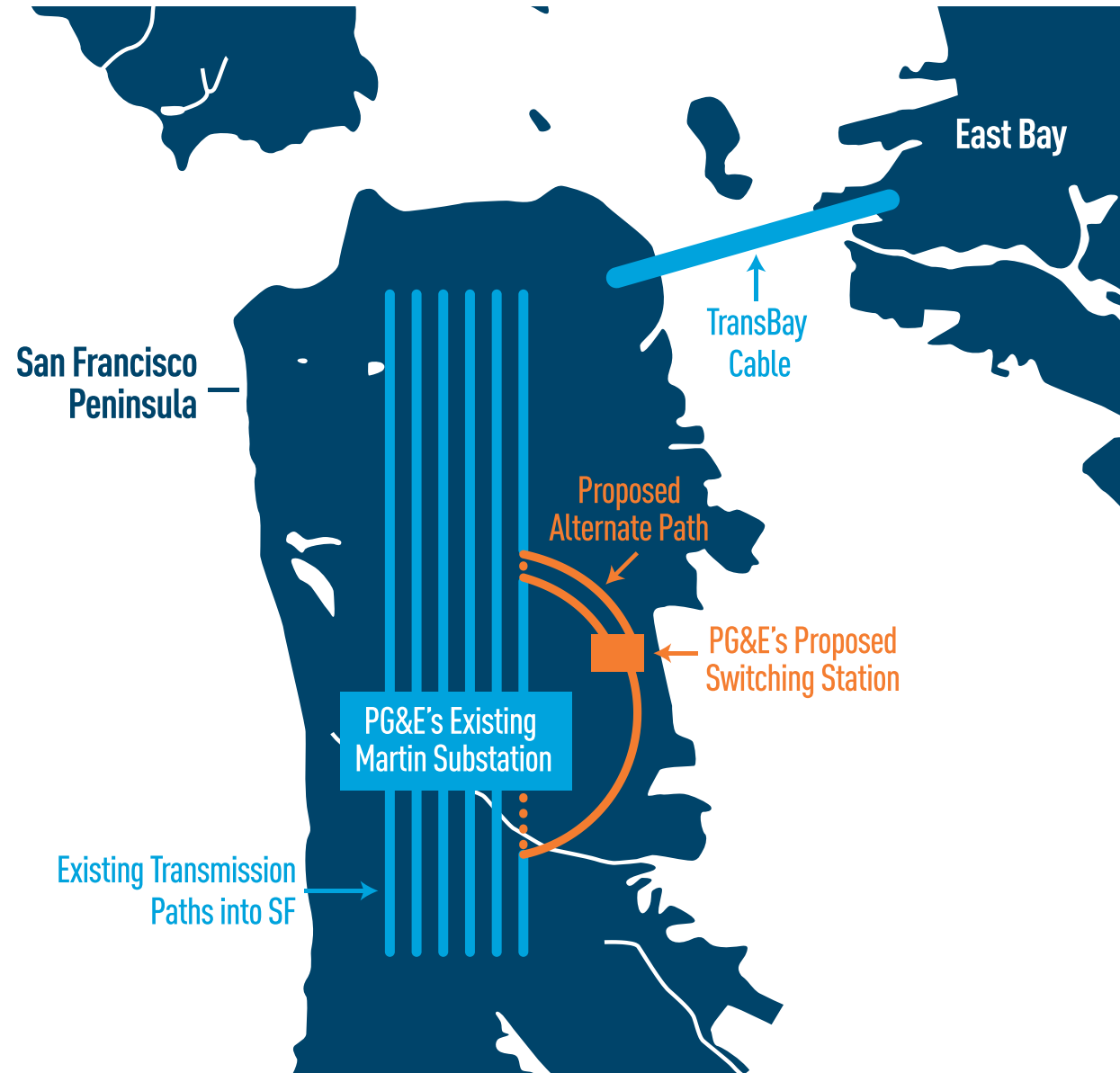
## Project Description

Project consists of construction and operation & maintenance of a switching station, substation, and underground transmission lines.

### Project Components:

- Egbert Switching Station
- Jefferson-Egbert Transmission Line
- Egbert-Embarcadero and Martin-Egbert Transmission Lines
- Existing Martin Substation
- Existing Embarcadero and Jefferson Substations

Construction period will last approximately 22 months.

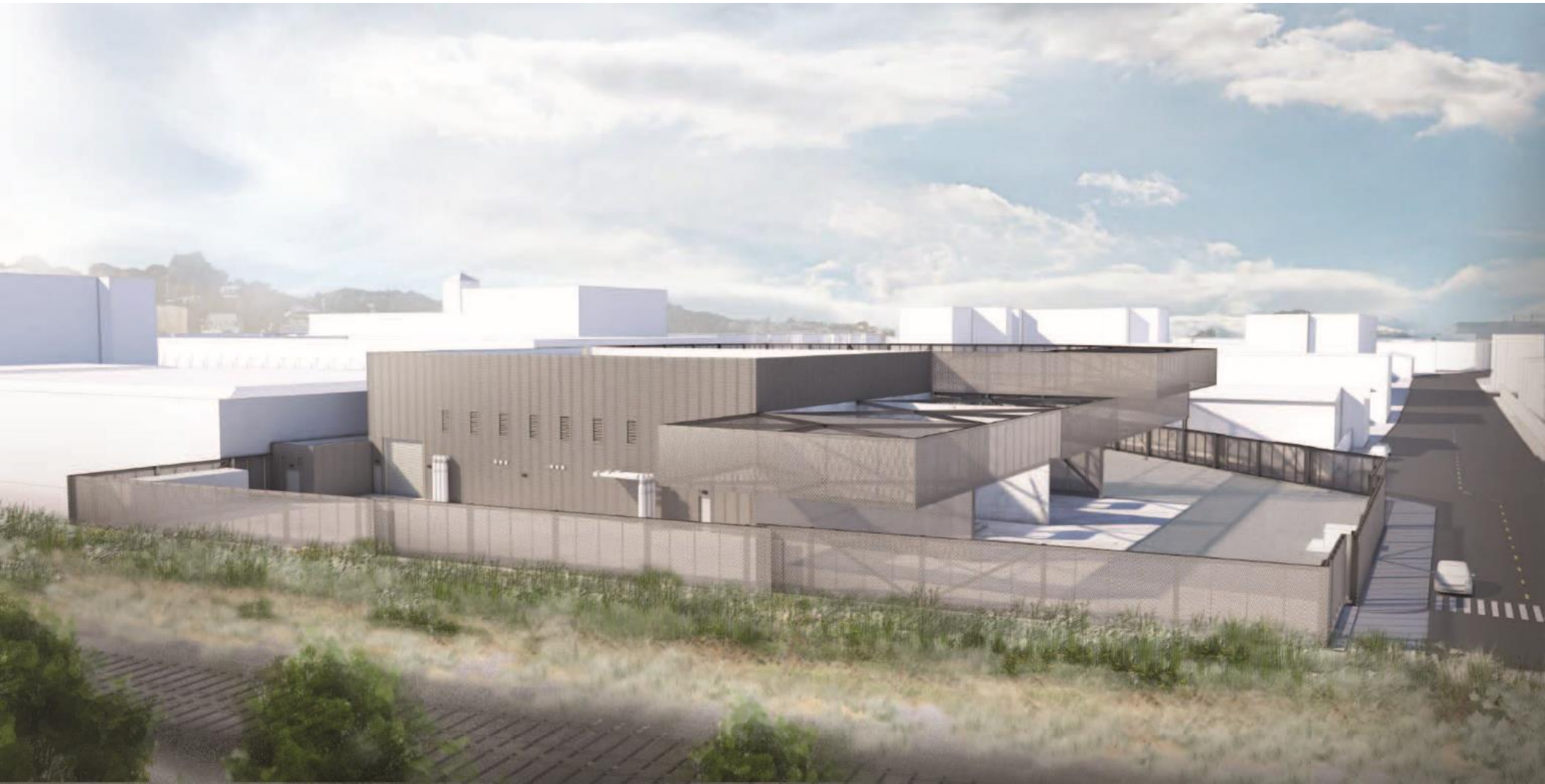


## Project Description

**Construction activities consisting of the following three major elements:**

- 1. Construct the proposed Egbert 230 kV Switching Station**
  - 40 feet above grade
  - 12-foot perimeter fence
- 2. Extend existing underground Jefferson-Martin 230 kV transmission line to proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line**
- 3. Loop existing underground Martin-Embarcadero 230 kV transmission line into proposed Egbert Switching Station, creating two new underground 230 kV transmission lines: Egbert-Embarcadero and Martin-Egbert**

# Egbert Switching Station – Visual Simulation



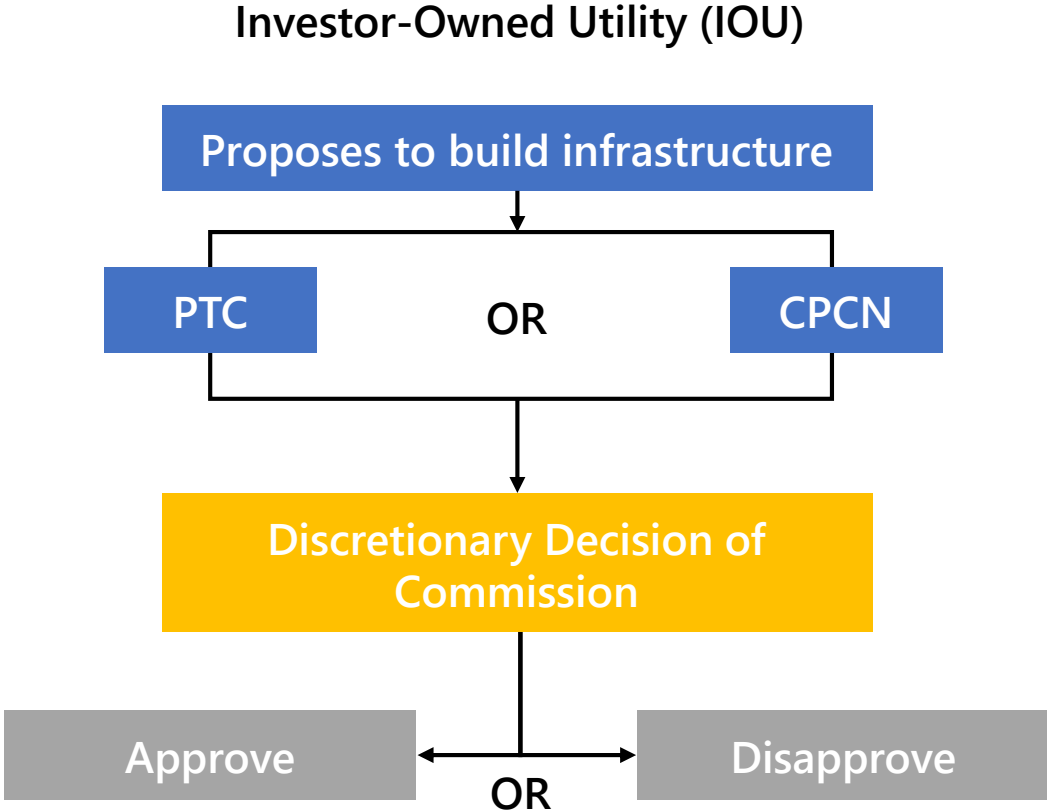


04

# CPUC Process

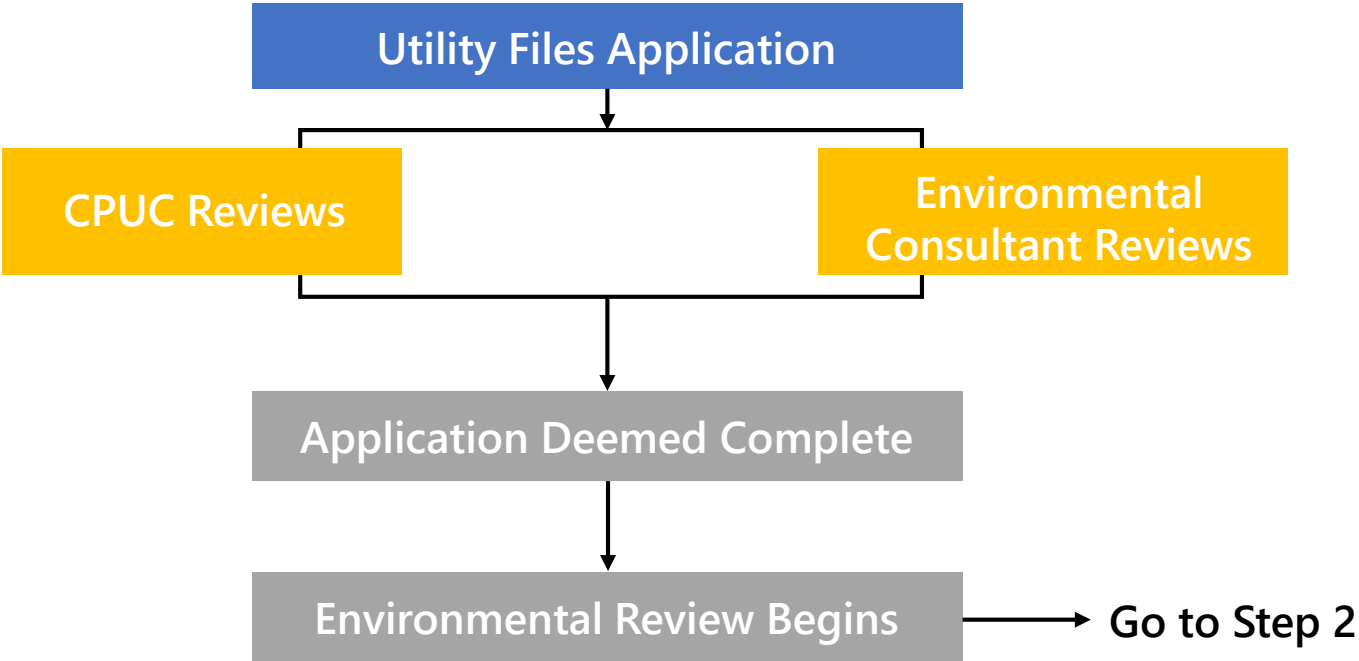
**Steps in the Review Process**

# CPUC Review Process



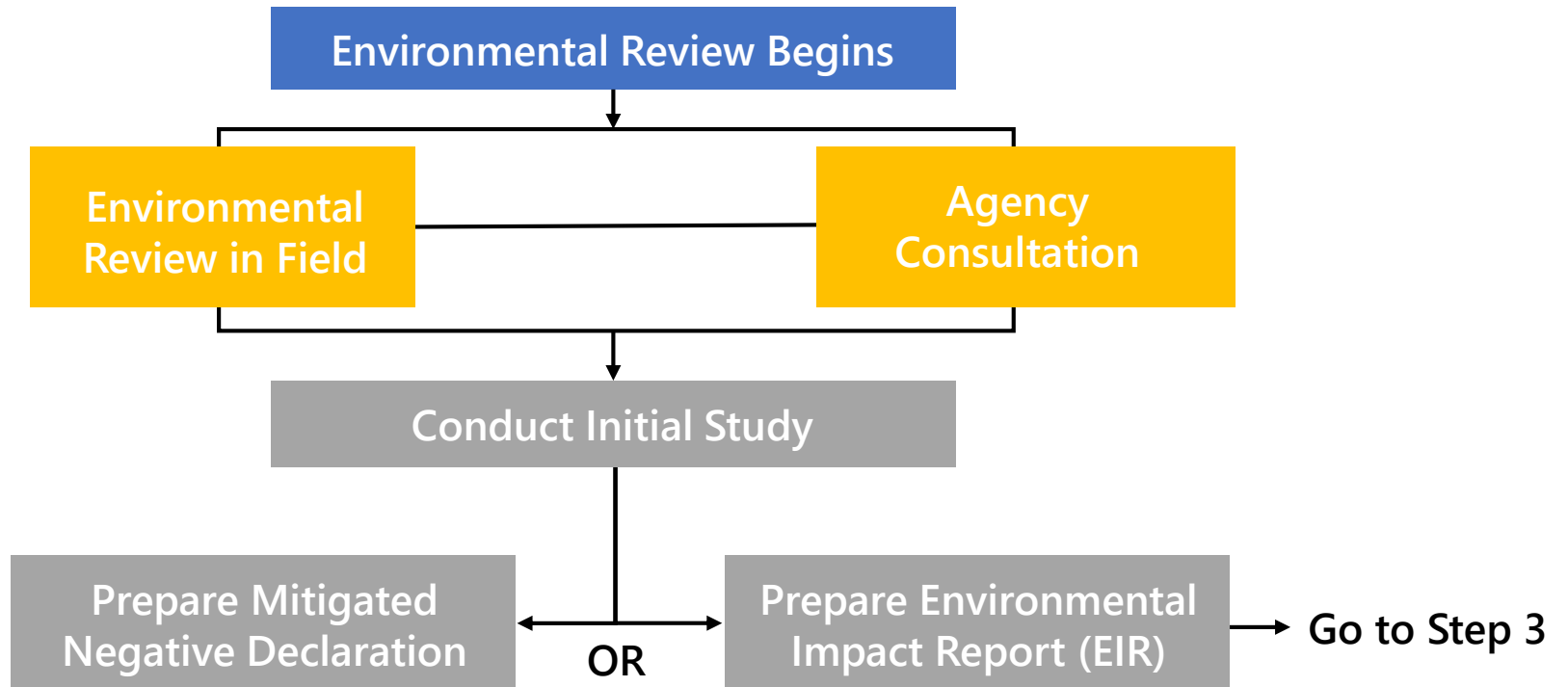
# CPUC Review Process

## Basic Application and Environmental Review Processes – Step 1



# CPUC Review Process

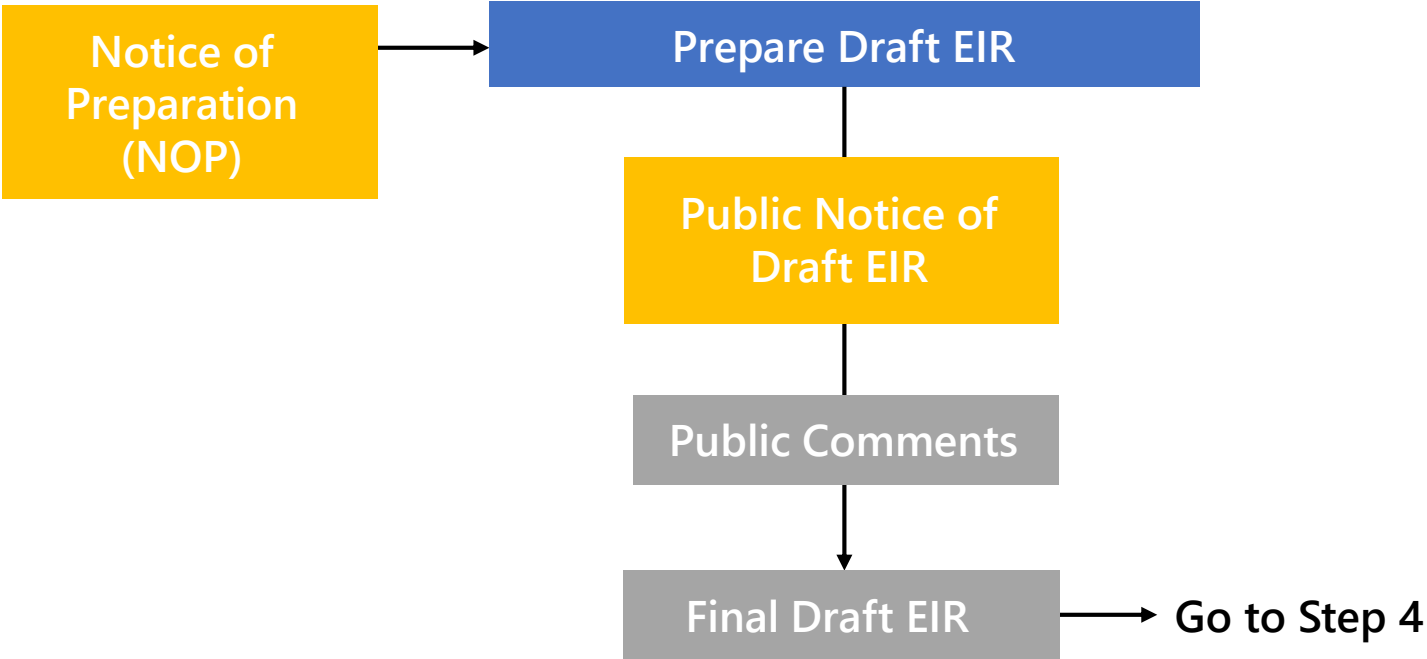
## Basic Application and Environmental Review Processes – Step 2





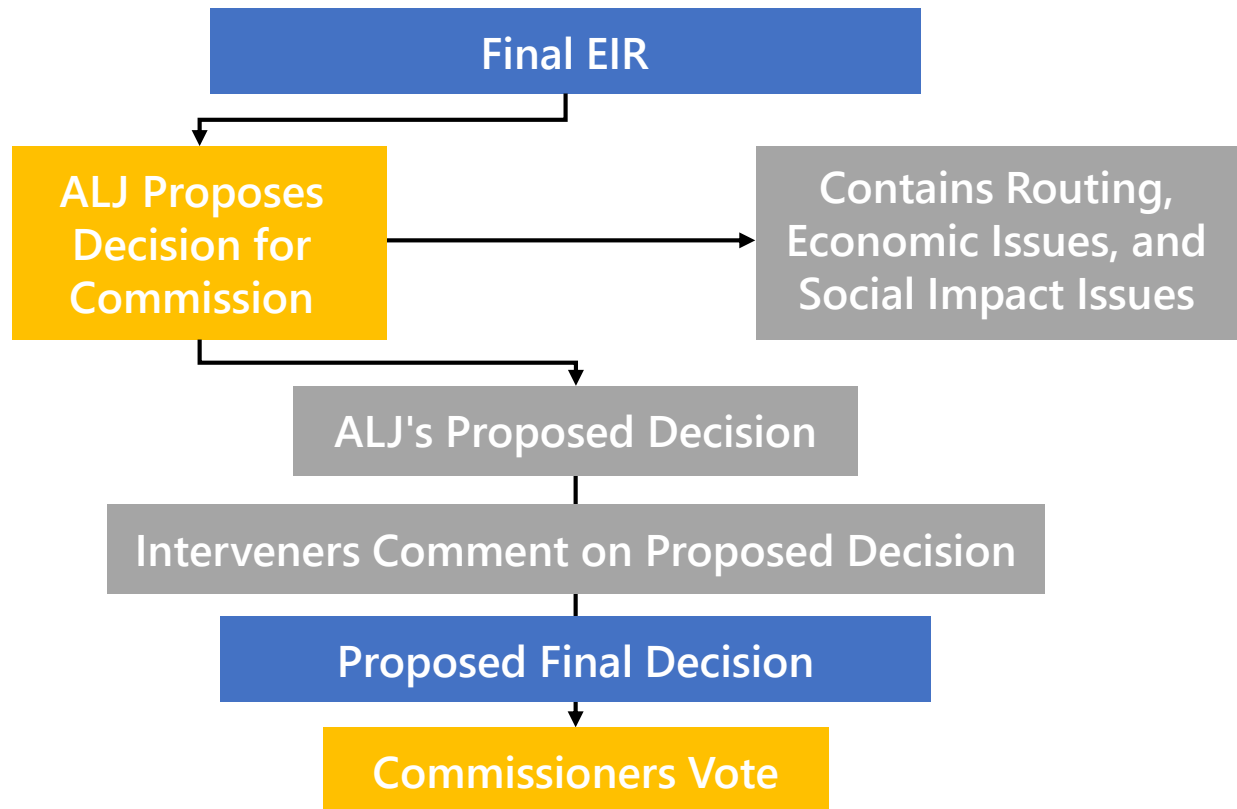
# CPUC Review Process

## Basic Application and Environmental Review Processes – Step 3



# CPUC Review Process

## Basic Application and Environmental Review Processes – Step 4





05

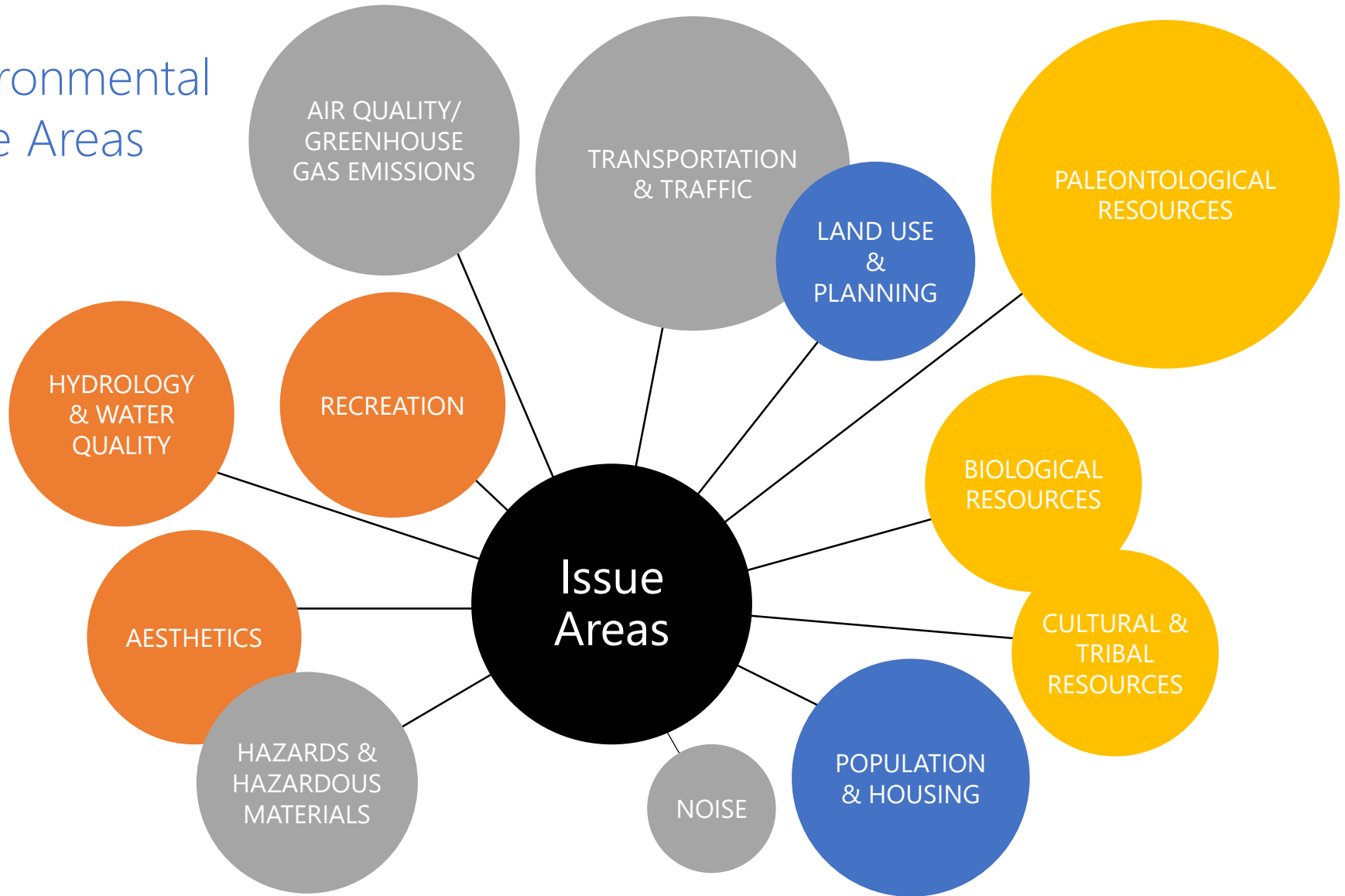
# CEQA Compliance

**Compliance with the California  
Environmental Quality Act**

## Purpose of the EIR

- ✓ Provide full disclosure of significant effects and means to reduce, avoid, and minimize those effects
- ✓ Consider a reasonable range of alternatives
- ✓ Provide opportunity for public participation in the planning and decision-making process
- ✓ Ensure that decision makers have a solid basis to make a decision

# Environmental Issue Areas



## Alternatives

- ☑ **“No Project” Alternative (always required)**
- ☑ **Switching Station Site Alternatives**
- ☑ **Transmission Line Route Alternatives**
- ☑ **Consideration of Alternatives Suggested in Scoping Comments**

## Alternatives Analysis

- ☑ **“No Project” Alternative**
- ☑ **Reasonable range of alternatives determined by:**
  - Consistency with most project objectives
  - Meeting all objectives is not required
  - Must meet the agency purpose and need
- ☑ **Ability to reduce or avoid impacts of project**
  - Scoping comments will help to identify impacts
- ☑ **Feasibility**
  - Technical concerns (Can it be built?)
  - Regulatory feasibility (Could it be permitted?)
  - Legal issues (Would it be allowed under law?)



06

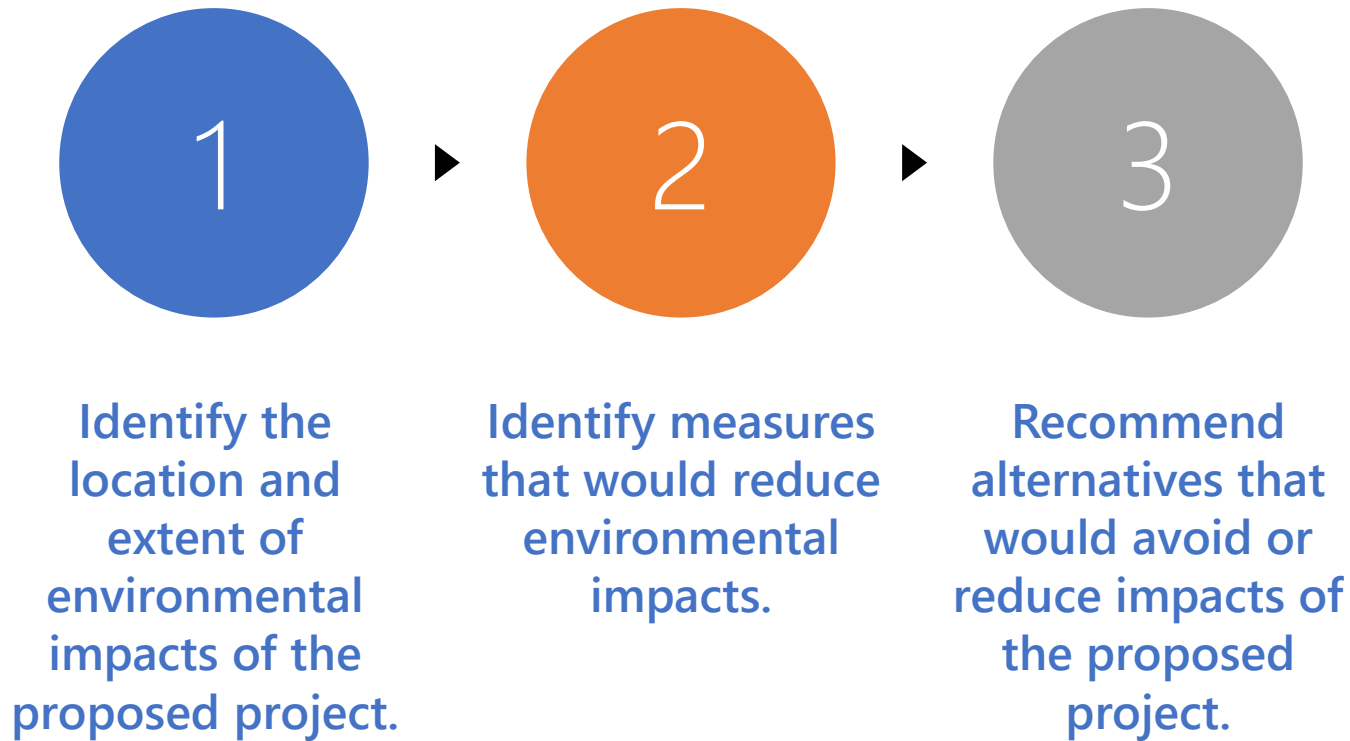
# Public Input Process

**Solicit Input of Potential Issues of Concern and Areas of Controversy**



## Public Input in Defining EIR Scope

The most useful scoping comments:



## CEQA Review Process – Opportunities for Public Input

- ☑ **Notice of Preparation – Public Scoping**
  - Close of Public Scoping – December 16, 2018
  
- ☑ **Completion of Draft EIR – Spring 2019**
  - 45-Day public review period
  
- ☑ **Responses to Comments on Draft EIR – Summer 2019**
  - Send to public agencies for 10-day review period
  
- ☑ **Certification of EIR– Fall/Winter 2019**



07

Schedule

**CPUC Tentative Schedule**

## Environmental Review

- ✓ **PG&E Environmental Assessment:**
  - Filed December 28, 2017
- ✓ **Public Scoping Meeting for EIR:**
  - December 3, 2019
- ✓ **Draft EIR:**
  - February/March 2019
  - 45-day comment period
- ✓ **Final EIR Response to Comments:**
  - June/July 2019
- ✓ **EIR Certified by CPUC:**
  - September/October 2019

## General Proceeding

- ✓ **Application filed by PG&E:**
  - December 28, 2017
- ✓ **Pre-Hearing Conference**
- ✓ **Public Participation Hearings**
- ✓ **ALJ Proposed Decision:**
  - July/August 2019



07

# Public Comments

**Providing Public Scoping Comments**

## Providing Public Scoping Comments

**Complete a written form at the check-in table (same location as the sign-in sheet) and place it in the basket. Please write legibly.**

**OR**

Send written comments to:

California Public Utilities Commission  
Attn: Egbert Switching Station Project  
c/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, California 94612

**OR**

**Email your comments to: [egbert@dudek.com](mailto:egbert@dudek.com)**

Providing Public Scoping Comments

**Public Scoping – Ends December 16, 2018**

**Please be sure to  
include your name,  
address, and phone  
number on all  
comments**



# For More Information

## VISIT THE PROJECT WEBSITE

<http://www.cpuc.ca.gov/environment/info/dudek/egbert/egbert.html>

## PROJECT EMAIL

[Egbert@dudek.com](mailto:Egbert@dudek.com)

## INFORMATION REPOSITORIES

Five area libraries with project information:

- Brisbane Library  
250 Visitacion Avenue, Brisbane, 94005
- Bayshore Branch Library  
460 Martin Street, Daly City, 94014
- Visitacion Valley Library  
201 Leland Avenue, San Francisco, 94134
- Portola Branch Library  
380 Bacon Street, San Francisco, 94134
- San Francisco Public Library  
5075 3rd Street, San Francisco, 94124



QUESTIONS?

**WE APPRECIATE AND  
VALUE YOUR  
PARTICIPATION**



# APPENDIX C

*Comments Received During Scoping Period  
(November 16 - December 17, 2018)*



APPENDIX C-1  
*State Agencies*





EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX  
DIRECTOR

**Notice of Preparation**

November 16, 2018

To: Reviewing Agencies

Re: Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project  
SCH# 2018112046

Attached for your review and comment is the Notice of Preparation (NOP) for the Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Eric Chiang**  
**California Public Utilities Commission**  
**505 Van Ness Avenue**  
**San Francisco, CA 94102-3298**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2018112046  
**Project Title** Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project  
**Lead Agency** Public Utilities Commission

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**Type** NOP Notice of Preparation

**Description** Pacific Gas and Electric Company's proposed project involves the construction, operation, and maintenance of a new 230-kilovolt (kV) switching station in the City and County of San Francisco that would be connected to the local 230 kV system by reconfiguring two existing underground single-circuit 230 kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. The proposed project involves switching station, substation, and underground transmission line construction activities consisting of the following three major elements:

1. Construct the proposed Egbert 230 kV Switching Station
2. Extend the existing underground Jefferson-Martin 230 kV transmission line to the proposed Egbert Switching Station, creating the proposed Jefferson-Egbert 230 kV transmission line.
3. Loop the existing underground Martin-Embarcadero 230 kV transmission line into the proposed Egbert Switching Station, creating the proposed Egbert-Embarcadero 230 kV transmission line and the proposed Martin-Egbert 230 kV transmission line.

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**Lead Agency Contact**

**Name** Eric Chiang  
**Agency** California Public Utilities Commission  
**Phone** (415) 703-1956 **Fax**  
**email**  
**Address** 505 Van Ness Avenue  
**City** San Francisco **State** CA **Zip** 94102-3298

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**Project Location**

**County** San Mateo, San Francisco  
**City** Brisbane, San Francisco, Daly City  
**Region**  
**Cross Streets**  
**Lat / Long**  
**Parcel No.** multiple  
**Township** multi **Range** multi **Section** multi **Base** multiple

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**Proximity to:**

**Highways** I-280, US-101  
**Airports**  
**Railways** Union Pacific RR  
**Waterways** Brisbane Lagoon, San Francisco Bay  
**Schools** Various  
**Land Use** Existing substation, lumberyard, proposed alignments near residential, mixed-use, light commercial, park, freeway  
Zoning: commercial, industrial, residential, park/open space  
General Plan Designation: The proposed project spans portions of the Counties of San Mateo and San Francisco and passes through small portion of the Cities of Brisbane, Daly City, and San Francisco. General Plan designations include industrial, residential, commercial, mixed residential commercial and parks/open space.

Note: Blanks in data fields result from insufficient information provided by lead agency.



**Document Details Report**  
**State Clearinghouse Data Base**

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Coastal Zone; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Other Issues; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Water Supply; Wildlife; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Cal Fire; Department of Parks and Recreation; San Francisco Bay Conservation and Development Commission; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 4; Air Resources Board, Major Industrial Projects; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 2

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**Date Received** 11/16/2018      **Start of Review** 11/16/2018      **End of Review** 12/17/2018

**Notice of Completion & Environmental Document Transmittal**

Mail to State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SC2018112046

**Project Title:** Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project  
**Lead Agency:** California Public Utilities Commission **Contact Person:** Eric Chiang  
**Street Address:** 505 Van Ness Avenue **Phone:** (415) 703-1956  
**City:** San Francisco **Zip:** 94102 **County:** San Francisco

**Project Location:**  
**County:** San Francisco and San Mateo **City/Nearest Community:** San Francisco, Brisbane, Daly City **Streets:** Multiple **Zip Code:** N/A  
**Total Acres:** N/A **Assessor's Parcel No.:** Multiple **Section:** Multiple **Twp:** Multiple **Range:** Multiple **Base:** Multiple  
**Within 2 Miles:** State Hwy # I-280, US-101 **Waterways:** Brisbane Lagoon, San Francisco Bay **Airports:** N/A **Railways:** Union Pacific RR  
**Schools:** Martin Luther King Jr Academic Middle School, Edward Robeson Taylor Elementary School, Alta Vista School, El Dorado Elementary School, Wu Yee New Generation Child Development Center, Philip and Sala Burton Academic High School, Visitation Valley Middle School, Bayshore Elementary School, Garnet J Robertson Intermediate School, and Mt Vernon Christian Academy

**Document Type:**  
**CEQA:**  NOP  Supplement/Subsequent EIR  Early Cons (Prior SCH No.)  Neg Dec  Draft EIR  Other \_\_\_\_\_  
**NEPA:**  NOI  EA  FONSI  Joint Document  Final Document  Other \_\_\_\_\_  
 Governor's Office of Planning & Research

NOV 16 2018

**Local Action Type:**  
 General Plan Update  Specific Plan  Reason  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: CPUC: Certificate of Public Convenience and Necessity

**Development Type:**  
 Residential: Units \_\_\_\_\_ Acres: \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MDG \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres: \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres: \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres: \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type 230-kilovolt switching station and underground powerlines  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Funding (approx.):** Federal \$ 0.00 State \$ 0.00 Total \$ 0.00

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation	<input checked="" type="checkbox"/> Other Greenhouse Gas Emissions

**Present Land Use/Zoning/General Plan Designation:**  
**Present Land Uses:** Existing substation, lumberyard, proposed alignments near residential, mixed-use, light commercial, park, freeway.  
**Zoning:** Commercial, Industrial, Residential, Park/Open Space  
**General Plan Designation:** The proposed project spans portions of the Counties of San Mateo and San Francisco and passes through a small portion of the Cities of Brisbane, Daly City, and San Francisco. General Plan designations include industrial, residential, commercial, mixed residential-commercial, and parks/open space



## NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



December 3, 2018

Eric Chiang  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102-3298

RE: SCH# 2018112046 Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project, San Mateo and San Francisco Counties

Dear Mr. Chiang:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
  
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
  
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
  
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
  
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Debbie.Treadway@nahc.ca.gov](mailto:Debbie.Treadway@nahc.ca.gov).

Sincerely,

*for Nancy Samuels*

Debbie Treadway  
Environmental Scientist

cc: State Clearinghouse



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

December 17, 2018

Eric Chiang  
California Public Utilities Commission  
505 Van Ness Ave., Room 2001  
San Francisco, CA 94102

SCH# 2018112046  
GTS # 04-SM-2018-00155  
GTS ID: 9375  
PM: SF – 101 – 1.11

**Egbert Switching Station Project Application # A.17-23-021 – Notice of Preparation**

Dear Eric Chiang:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Egbert Switching Station Project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP).

***Project Understanding***

PG&E proposes to build the Egbert Switching Station Project to increase the reliability of the electric transmission system providing power in San Francisco. It will also reduce the risk of widespread power outages in San Francisco. The proposed project reroutes existing electric 230,000-volt transmission lines around one of the Peninsula's major energy hubs to a new switching station. The new facilities will provide an additional electrical path around the hub. The proposed rerouted transmission lines are currently planned to go underground, mostly within city streets. The proposed new switching station will occupy about two acres with much of the equipment enclosed in a new building. Proposed lines will cross US Route (US) 101, as well as route to existing lines adjacent to US 101.

***Transportation Management Plan***

Pedestrian and bicycle access through the site must be maintained at all time. Where vehicular, bicycle, and pedestrian traffic may be impacted during the construction of the proposed project requiring traffic restrictions and detours, a Caltrans-approved Transportation Management Plan (TMP) is required. All curb ramps and pedestrian facilities located within the limits of the project

are required to be brought up to current ADA standards as part of this project. The TMP must also comply with the requirements of corresponding jurisdictions. For further TMP assistance, please contact the Caltrans District 4 Office of Traffic Management Operations at (510) 286-4579.

Pedestrian access through the construction zone must comply with the Americans with Disabilities Act (ADA) regulations. See Caltrans' *Temporary Pedestrian Facilities Handbook* for maintaining pedestrian access and meeting ADA requirements during construction, and part six of the *California Manual on Uniform Traffic Control Devices (CA MUTCD)*.

For more information, please see the links provided below:

[www.dot.ca.gov/hq/construc/safety/Temporary\\_Pedestrian\\_Facilities\\_Handbook.pdf](http://www.dot.ca.gov/hq/construc/safety/Temporary_Pedestrian_Facilities_Handbook.pdf)

[www.dot.ca.gov/trafficops/camutcd/](http://www.dot.ca.gov/trafficops/camutcd/)

[www.dot.ca.gov/hq/traffops/trafmgmt/tmp\\_lcs/index.htm](http://www.dot.ca.gov/hq/traffops/trafmgmt/tmp_lcs/index.htm).

#### ***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

#### ***Lead Agency***

As the Lead Agency, the California Public Utilities Commission is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jake Freedman at 510-286-5518 or [jake.freedman@dot.ca.gov](mailto:jake.freedman@dot.ca.gov).

Sincerely,



PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

APPENDIX C-2  
*Local Agencies*



# Bayshore Sanitary District

36 INDUSTRIAL WAY  
BRISBANE, CALIFORNIA 94005  
(415) 467-1144

BOARD OF DIRECTORS  
RICHARD CONSTANTINO  
IRIS GALLAGHER  
NORMAN RIZZI  
MAE SWANBECK  
KENNETH TONNA

JOHN BAKKER, ATTORNEY  
RICH LANDI, MAINTENANCE DIRECTOR  
TOM YEAGER, DISTRICT ENGINEER

30 November 2018

Egbert Switching Station Project  
c/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, CA 94612

To whom it may concern:

The Notice of Preparation for this project and associated background information correctly noted that the Bayshore Sanitary District is the agency responsible for wastewater collection in that portion of Daly City impacted by this project. However, the District has not been consulted to date regarding this project.

It will be necessary for the project proponent to apply for a Class 4 permit and pay the appropriate fees prior to the start of construction. This requirement is explained on the District's website, <http://www.bayshoresanitary.com/permits-and-construction/>. The purpose of this requirement is to insure that the District is given the opportunity to review any plans and observe any construction that might impact District facilities. This is necessary as District facilities have been damaged by various utilities, including PG&E, during construction of their underground facilities.

If you have any questions or need further clarification, please contact me at 510-469-3156 or by email at [teyeagerpe@gmail.com](mailto:teyeagerpe@gmail.com).

Very truly yours  
BAYSHORE SANITARY DISTRICT

Thomas E. Yeager  
District Engineer  
cc: Joann Landi - Bayshore Sanitary District  
John Baker - District Legal Counsel





# SAN FRANCISCO PLANNING DEPARTMENT

---

December 14, 2018

Egbert Switching Station Project  
C/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, CA 94612

**Subject: Response to Notice of Preparation of an Environmental Impact Report Regarding the Pacific Gas and Electric Company Egbert Switching Station (Martin Substation Extension) Project (A.17-12-021)**

To Whom It May Concern:

Thank you for the opportunity to comment on the Notice of Preparation ("NOP") made by Pacific Gas and Electric Company ("PG&E") in connection with the Egbert Switching Station Project ("Project").

The City and County of San Francisco ("the City") responded to the Certificate of Public Convenience and Necessity ("CPCN") application PG&E made to the California Utilities Commission ("CPUC") for the same Project on February 16, 2018. **The City maintains strong concerns on the alignment proposed in this NOP.**

PG&E's proposed alignment of the Jefferson-Egbert Transmission Line, however, follows the current alignment of streets in the Sunnydale HOPE SF Project Area. Those streets are planned and approved to be realigned in the near future, largely with publicly funded sources. The Sunnydale HOPE SF site is generally bounded by Velasco Street on its south, Hahn Street on its east, and McLaren Park on its north and west. The City's HOPE SF Program is a major public housing revitalization project focused on some of the City's most underserved communities. As part of the HOPE SF Program, all streets within the Sunnydale HOPE SF site are planned to be reconfigured, realigned, and significantly improved with all new utilities infrastructure. Mercy Housing and Related California, the Co-development Project Sponsors for Sunnydale HOPE SF, are charged with coordinating the phased reconfiguration of streets, while ensuring that current public housing residents are provided new housing through the phased demolition of existing, substandard units and construction of new replacement public housing units. It is a delicate task that requires very tight coordination between public housing resident relocation, public noticing, demolition, site preparation, infrastructure construction, and building construction. Because the phasing of the work on Sunnydale HOPE SF is contingent on the availability of funding from a variety of largely public sources, construction schedules are subject to change within the next five to ten years, which could be difficult to coordinate with the preferred PG&E transmission line alignment.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

[www.sfplanning.org](http://www.sfplanning.org)

Dudek

## Response to PG&E Egbert Switching Station NOP

December 14, 2018

PG&E proposes to install the new Jefferson-Egbert Line under the Sunnydale HOPE SF site on Santos Street between Geneva and Sunnydale Avenue, and on Sunnydale Avenue between Santos to Hahn Street. As noted above, these streets will be significantly redesigned and reconfigured. Any installation within these streets, if not properly coordinated with the Sunnydale HOPE SF construction, could mean delays for both the projects, and/or repeated disruptions for the Public Housing Residents of Sunnydale HOPE SF. While one of the potential alternatives of the NOP (Figure 3B) does show an alternative that would avoid Santos and Sunnydale by turning east on Blythdale then north on Hahn, this too is problematic because it is on a portion of the street that is actively being vacated through the City's legislative process and has received Planning Phase Approvals to construct 167 units of 100% affordable housing. In fact, any alternative that would install the transmission line under the Sunnydale HOPE SF streets would likely be problematic for the reasons stated above. The City requests that further alternatives be incorporated into the Project Description that avoids Sunnydale HOPE SF altogether and although the City has not conducted due diligence that supports consideration of streets adjacent to the Sunnydale HOPE SF site, such as Sawyer, Geneva and Velasco; we ask that those streets and similar streets that are not proposed to be realigned be considered outside of the Sunnydale HOPE SF project site.

The proposed Jefferson-Egbert Line alignment passes through John McLaren Park, a Recreation and Park Department park. McLaren Park is the department's second largest park and open space. With significant amount of natural areas, open space and recreation uses, the park is a special place and sensitive in nature. PG&E proposes to install the new Jefferson-Egbert Line under park roadways: on Visitacion Avenue between Hahn Street and Mansell Street, and on Mansell Street between Visitacion Avenue and University Street. The northern segment of Visitacion Avenue passes through a designated natural area.

Any installation within a Recreation and Park Department property must comply with "park purpose" requirements as per the San Francisco Charter. Accordingly, PG&E will need to apply for a revocable encroachment permit and provide project elements with a "park purpose" if the alignment passes through a Recreation and Parks property.

Recreation and Park Department supports our fellow City agencies in requesting that further alternative alignments for the Jefferson-Egbert Line be incorporated that avoids Sunnydale HOPE SF site, and that alternatives that pass through Recreation and Park property must be underground and under existing roadways.

Some of the other alternative alignments of the Jefferson-Egbert line also raise concerns. *Figure 3A* of the NOP shows an alternative configuration that would have the transmission line installed under Blanken Avenue, Executive Park Boulevard, Harney Way and Jamestown Avenue. Like the alignment under Sunnydale HOPE SF, this alternative would run under areas that are proposed for major new construction; the Executive Park area has been approved for approximately 2,000 new units and the Candlestick area is approved for approximately 7,200 new units along with a major commercial component. Like Sunnydale's streets, these areas' streets are proposed to be reconfigured and improved. For the Candlestick Point newly configured roads, the City has already reviewed 100% street improvements plans, the addition of 230kV duct bank along Harney

Dudek

Response to PG&E Egbert Switching Station NOP

December 14, 2018

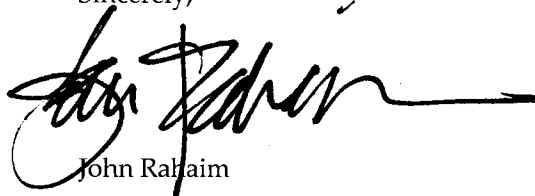
and Jamestown Avenue will be problematic due to space constraints and grading activities. Considering the current planning that I underway and the number of wet and dry utilities in this area this route would have many challenges and is not recommended.

Most significantly, Harney Way is proposed to be widened to include new bike and bus rapid transit facilities and Jamestown Avenue is proposed to be reconfigured so that it no longer meets Harney at its current location. Please consult with SFMTA, who is managing the proposed Harney Way project and the Office of Community Investment and Infrastructure ("OCII"), who is managing the Candlestick development project, regarding these respective projects. Like the City's request to consider additional alternatives that avoid Sunnydale, the City requests that additional alternatives be considered outside of these areas as well.

Still, the City does support PG&E's overall project goal to improve grid reliability and looks forward to further collaboration with PG&E and stakeholders to mitigate any potential impacts or additional costs to City infrastructure and much-needed housing and capital improvement projects.

Please contact Mat Snyder at [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org) or (415) 575-6891 if you have any questions. We look forward to working with you and PG&E on this matter.

Sincerely,



John Rahaim

Director of Planning

cc: Brandon Liddell, Pacific Gas and Electric  
Darin Cline, Pacific Gas and Electric  
Dan Sider, Planning Department  
Joshua Switzky, Planning Department  
Lisa Gibson, Planning Department  
Mat Snyder, Planning Department  
Kate Conner, Planning Department  
Nicholas Perry, Planning Department  
Ken Rich, Office of Economic and Workforce Development  
Robin Havens, Office of Economic and Workforce Development  
Phillip C. Wong, Office of Economic and Workforce Development  
Mara Blitzer, Mayor's Office of Housing and Community Development  
Lydia Ely, Mayor's Office of Housing and Community Development  
Erin Carson, Mayor's Office of Housing and Community Development



Dudek

Response to PG&E Egbert Switching Station NOP

December 14, 2018

Sara Amaral, Mayor's Office of Housing and Community Development  
Theodore Miller, Office of the Mayor, HOPE SF  
Tyrone Jue, Office of the Mayor  
Derek Adams, San Francisco Public Utilities Commission  
Sarah Jones, San Francisco Municipal Transportation Agency  
Barbara Moy, Department of Public Works  
John Thomas, Department of Public Works  
Stacy Bradley, San Francisco Recreation and Park Department  
Brian Stokle, San Francisco Recreation and Park Department  
Sally Oerth, Office of Community Investment and Infrastructure  
Lila Hussain, Office of Community Investment and Infrastructure  
Jose Campos, Office of Community Investment and Infrastructure

GC: I:\Citywide\Community Planning\Southeast BVHP\HOPE SF\Sunnydale\Post Master Approval\misc\Sunnydale HOPE SF - PG&E Egbert Project - Response to NOP.doc



APPENDIX C-3  
*Private Organizations*





December 12, 2018

California Public Utilities Commission  
Docket Office  
505 Van Ness Avenue, Room 2001  
San Francisco, CA 94102

Subject: FivePoint Response to PG&E's Notice of Preparation to Construct the Egbert Switching Station (Martin Substation Extension) Project (A.17-12-021)

Respected Commissioners and Staff of the CPUC:

Thank you for the opportunity to comment on the recent application made by Pacific Gas and Electric Company ("PG&E") in connection with the Egbert Switching Station Project ("Project"). FivePoint has reviewed the subject Notice of Preparation ("NOP") and have identified a potential conflict with our redevelopment project at Candlestick Point and one of the alternative routes identified in the NOP.

Figure 3A illustrates an alternative route for the 230kV substructure and cable system that will impact proposed improvements along Harney Way, Jamestown Avenue and potentially future Arelious Walker road alignments and grades.

Specifically, these road improvements (including civil and dry utility improvements) have been designed and are in the process of approval for the redevelopment of Candlestick Point. The addition of 230kV duct bank(s) will likely be problematic due to space constraints and grading activities. The proposed 230kV substructure system will consist of two separated concrete encased duct banks, and large splice vaults requiring trench transitions that will not be practically accommodated in the designed road sections. Lateral space constraints may impact necessary clearance requirements due to the number of utilities in the area. In addition to the copious amount of wet utilities, the dry utility systems include PG&E and SFPUC 12kV distribution systems, creating additional space constraints. Further, the roadway at Jamestown Ave and Arelious Walker Drive is being realigned and graded to accommodate proper storm water drainage and line of site concerns. Considering the current planning and number of wet and dry utilities in this area, this route would have many challenges, and is not recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Danny Cooke".

Danny Cooke  
Vice President



December 14, 2018

Egbert Switching Project  
c/o Dudek  
1630 San Pablo Avenue, Suite 300  
Oakland, CA 94612

Re: PG&E Egbert Switching Station NOP Comments

On November 16, 2018, the California Public Utilities Commission (“CPUC”) issued a Notice of Preparation (“NOP”) of an Environmental Impact Report (“EIR”) for the Egbert Switching Station Project, CPUC Application 17-12-021. Mercy Housing California (“Mercy Housing”) submits this letter to provide its comments regarding the potential impacts of a segment of the proposed Jefferson-Egbert transmission line, specifically the line segment proposed for Santos between Velasco and Sunnydale Avenue and Sunnydale Avenue between Santos and Hahn including the Sunnydale/Hahn intersection, and Mercy Housing requests that the EIR evaluate alternative routes for this segment of the transmission line that avoid construction in the Sunnydale/Velasco housing development for the reasons set forth more fully below.

These segments of rights of way run through the Sunnydale/Velasco housing community, which is a low-income public housing community of 775 families and seniors. The 50-acre property suffers from poor infrastructure and substandard housing conditions, which the community has endured for decades. (See page 1 in the attached diagrams.) This housing community is currently undergoing a physical transformation that over the next 10-plus years will result in a completely new street and utility grid, neighborhood community center and retail, and most importantly, new quality affordable housing for the current families as well as additional affordable and market rate housing for a total of 1,700 households. (Please refer to pages 2-4 in the attached diagrams.) This ambitious and important development is being undertaken by a master development team of Mercy Housing and Related California, in collaboration with the City of San Francisco’s HOPE SF Initiative to transform socially and



physically neglected and isolated public housing into equitable, thriving healthy communities.

The construction of this master plan will occur in phases to allow for existing residents to remain in the community while the new development is built. (Please see page 5 in the attached diagrams.) Mercy Housing and Related California will construct the new streets and utilities in Santos and Sunnydale Avenues on behalf of the City, which will own and operate them after construction completion. The construction of these Santos and Sunnydale Avenue segments will occur in two to three separate phases: Phases 1A-3, 1B and then 1C (and 1B and 1C may be combined). The construction schedule for the phases will be pending the timing of previous phases, the timing of the relocation of existing households out of the proposed development area into other available housing in the neighborhood, the availability of financing, and the timing of City infrastructure agencies approving the construction permits. It is possible that our construction schedules for the phases could align with that of the PG&E transmission line project, but it is also very likely that they will not align. This would mean that the transmission line project would either be approved for construction in rights of way that will not exist per PG&E's application, or Mercy Housing and Related California construct the new Santos and Sunnydale streets and utilities per our City approved master infrastructure plan, and then PG&E is forced to tear up what has been constructed.

The impact of this latter scenario would mean that:

1. The residents of Sunnydale and Visitacion Valley neighbors would experience repeat demolition and construction activity, first from the new development and then by PG&E.
2. The public transit lines on Santos and Sunnydale Avenues, as well as the pedestrian, bicycle and auto traffic, would need to be re-routed to accommodate the PG&E construction, and this could potentially interfere with Mercy/Related's construction period traffic control if we are working on another phase;
3. A neighborhood-wide "Hub" that will be constructed along Santos and Sunnydale Avenues will be impacted by PG&E's construction, including neighborhood retail, youth programs, community center and parks and open spaces

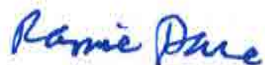
4. PG&E would need to re-construct the new street beds with the bus stops, bike lanes, and chicanes for bioretention and other streetscape features in our master plan.

Potential impacts or environmental effects of a transmission line construction on the Sunnydale community include Aesthetics, Land Use and Planning, Air Quality, Noise, Recreation, and Transportation and Traffic. For the Sunnydale community, the transmission line project will not be the typical temporary inconvenience of utility construction and street closures with life going back to normal. The environmental evaluation must consider the equity of these impacts on a primarily low income, multi-racial community with one of the City's highest population of children and youth.

We support PG&E's application for an overall project to increase capacity and reliability of the electrical infrastructure in this City. We know that Mercy Housing and Related California's portfolio of housing in the City will benefit from this effort. However, we ask that alternatives that avoid construction in the Sunnydale/Velasco housing development be seriously considered and analyzed in the EIR so that the new PG&E transmission line construction does not lead to the negative and harmful impacts described above.

Please contact me at [rdare@mercyhousing.org](mailto:rdare@mercyhousing.org) or (415) 355-7118 if you have any questions. Thank you.

Sincerely,



Ramie Dare

Director, Real Estate Development



# Aerial of Sunnydale Public Housing Community Today

McLaren Park

Gleneagles Golf Course

Sunnydale

Visitation Valley





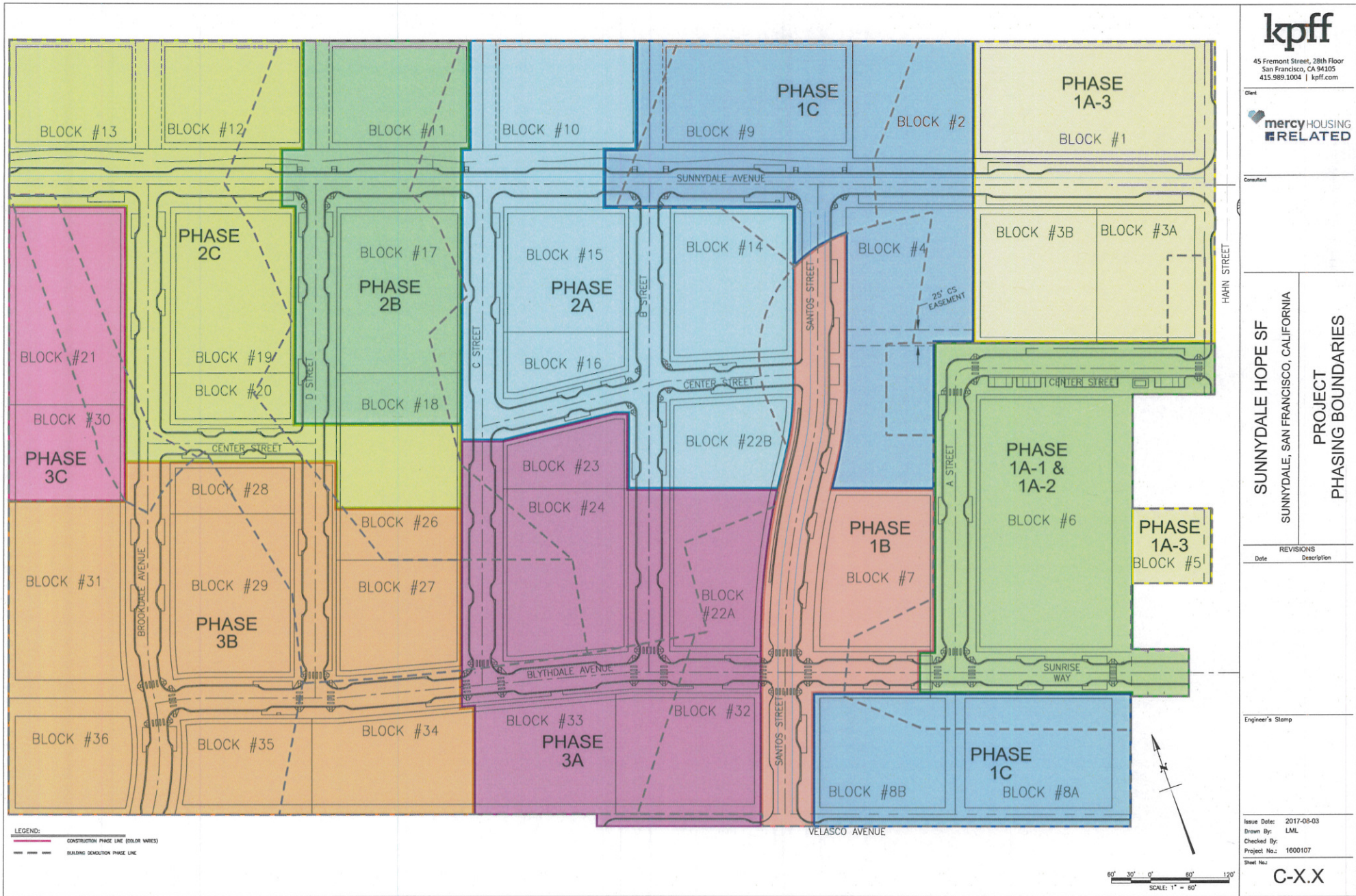
# SUNNYDALE HOPE SF | MASTER PLAN

SAN FRANCISCO, CA | SEPTEMBER 25, 2018 | MERCY HOUSING CALIFORNIA / THE RELATED COMPANIES OF CALIFORNIA



What	Today	Sunnydale HOPE SF Master Plan
Affordable Housing units	775 public housing units	969 to 1,006 affordable rental units including units for existing Sunnydale/Velasco households to exercise Right to Return to a new construction unit, plus new affordable units for working families and extremely low income seniors
Market rate units	0	600-694 units
Community facilities on site	29,000 sq ft center with SFHA leasing office, health & wellness center, and after school programs	60,000 sq ft for neighborhood amenities, including retail, two early childhood learning centers, after school programs, family resource center, gym, multi-purpose and educational spaces.
Outdoor recreation on site	Less than ½ acre of playgrounds and basketball court	3.6 acres on four blocks; Linear open space with multi-purpose path on Sunnydale Ave
Public Infrastructure	Curvilinear street pattern; failing utility infrastructure	All new street grid with street trees, green stormwater infrastructure, lighting, transit related infrastructure; all new utilities.





Client



Consultant

**SUNNYDALE HOPE SF**  
 SUNNYDALE, SAN FRANCISCO, CALIFORNIA

**PROJECT PHASING BOUNDARIES**

REVISIONS  
 Date Description

Engineer's Stamp

Issue Date: 2017-08-03  
 Drawn By: LML  
 Checked By:  
 Project No.: 1600107  
 Sheet No:

**C-X.X**



APPENDIX C-4  
*Individuals*





From: [Yik Ming Wong](#)  
To: [Egbert Switching Station Project](#)  
Subject: PG&E Egbert Switching Station NOP Comments  
Date: Monday, November 26, 2018 2:27:19 PM  
Attachments: [PGE\\_opposition.doc](#)

---

Please see my comments in the attached Word document. For reference, my name is Yik Wong and I live at 29 Lydia Avenue, 94124.

To Whom It May Concern:

I'll get to the point; I strongly oppose the building of the PG&E substation at the 1755 Egbert location, which is just a few houses from my home (29 Lydia Ave, 94124). When I bought my home back in 1998, I checked the neighborhood and location thoroughly before buying. I wanted a place w/o overhead power lines; I even avoided the nicer corner homes next to transformers. I don't like the hum of the transformers (not to mention being unsightly), but also the potential magnetic fields and fire hazard associated with say a transformer explosion. If you had built this substation 20 years ago, there would be nobody to oppose you, as the area was mostly industrial. However, over the past two decades, what used to be the General Brewing Company is now a residential neighborhood of over 250 homes. The empty factories that used to occupy the other side of the train track are now filled with townhomes.

I think 230kV power lines should not be routed through residential neighborhoods...even if they're underground (unless they're VERY deep underground, which I doubt is the case here)...there's a concern for very strong magnetic fields generated by these lines. These very high voltage lines should be used where there are no people, not through residential neighborhoods with many people. There will also be strong magnetic fields and annoying hums from the substation...and as that location is now filled with homes, you should pick an alternative location that's more industrial, such as your Bayshore location. Every time I have walked by that Bayshore substation area, I'm reminded why I don't want one near me! I'm sure I'm not the only one who thinks like this, but having a substation nearby will drop the value of our properties also, as potential buyers will worry about the safety and health effects of being so close to a 230kV substation!

It seems many companies and entities think they can just dump stuff upon us in the Bayview District, but as mentioned, this area is now occupied by residents (a working class neighborhood, so many of us who are affected can't attend your meeting), and we'll put up an effort to fight off what's not in the best interest of the neighborhood, such as the location of a homeless facility or the parole office they proposed a few years back; both of which we as a neighborhood have fought off.

From looking at the original proposed diagram, it seems your other connecting points are in the Portola neighborhood, so why would you build one on our side of the neighborhood? Please build it elsewhere, such as your existing Bayshore location for example (that you've proposed as an alternative). Thanks.

**From:** [Stephanie Gowin](#)  
**To:** [Egbert Switching Station Project](#)  
**Subject:** Comments regarding the Egbert Street Switching Station Project  
**Date:** Sunday, December 16, 2018 6:51:52 PM

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Dear CPUC and Dudek,

Thank you for taking the time to hold a community meeting this month in Brisbane. The meeting was both informative and instructive.

Here are the comments that you requested:

### DO NOT BUILD A SWITCHING STATION ON EGBERT STREET, IN THE BAYVIEW

The proposed Egbert Street site for the switching station is directly across the street from the hundreds of homes in Portola Place and new apartments and condos near 3rd Street. (You should have received a packet of letters from hundreds of residents who do not want to see the Egbert Switching Station come to fruition). Even though the switching station is on land zoned as industrial, it butts up against land zoned as residential. (It's like being in the non-smoking section that's one row away from the smoking section). Please find a location that's away from residential housing.

94124 is one of the poorest neighborhoods in San Francisco. As such, it's often used as a dumping ground for undesirable projects. That particular zip code is already dealing with massive fallout from radioactive dumping -- the extent that is just now being investigated at the city, state, and national levels. Does PG&E want to be associated with yet another project that only detracts from and does not enhance the neighborhood?

#### Background

<https://www.sfchronicle.com/bayarea/article/Bayview-residents-blast-SF-officials-over-13159862.php>

<https://abc7news.com/neighbors-outraged-after-toxic-soil-confirmed-in-sfs-bayview/3015412/>  
<https://sf.curbed.com/2016/9/22/13013980/hunters-point-radiation-epa>

There's conflicting data about the effect of EMFs on health -- everything from causing ALS to "no effect." Let's err on the side of caution and not put this project near residences. (Note that 94124 already has the highest rates of asthma and breast cancer in the city due, primarily, the toxic nature of the area.)

Should you go ahead and approve the Egbert St project, note that you'll be up against passionate residents in the area who will protest this action of environmental racism during every step of the way. A switching station on Egbert would provide absolutely no benefit for the neighbors or residents of the 94124 zip code.

Thank you for noting our concerns,  
~Stephanie Gowin  
51 Biting Ave,  
San Francisco, CA 94124

2-7-2018

California Public Utilities Commission  
Docket Office  
505 Van Ness Avenue, Room 2001  
San Francisco, CA 94102  
RE-Application #A.17-12-021 Egbert Switching Station

Dear CPUC Commissioners:

We are writing in protest to PG&E's application for the Egbert Switching Station Project.

Our community lies adjacent to the proposed switching station and borders a length of over 1000 feet to the east of our community wall, which lies a pebble toss away from the proposed lines. We have sought answers and participation in the discussion with PG&E, but our fears and concerns still remain after the conference call last Friday.

We have shared with PG&E that a large portion of our community consists of mono-lingual and mono-cultural residents, and outreach efforts by PG&E have only been to a handful of our 239 residence/households in our community, not to mention the two hundred plus residents on the other side of the railroad tracks that will also be affected by this project.

We have requested from PG&E to hold a public neighborhood meeting to include a translator to explain the project and to answer any questions. However, PG&E stated that they would not be able to put together a meeting for us until after the deadline to file a grievance or request for a hearing. That shows the lack of concern PG&E has for the safety and well-being of this community.

We, as a neighborhood of are extremely concerned about the health implications from living so close to the extremely high amounts of electromagnetic fields that will be emitted, as we are certain that there will be long term health risks.

We would like for CPUC and PG&E to evaluate a different location that is not so close to where so many families live. Other concerns include how the project will impact access to and from our homes through all the construction that will occur in tearing up the streets and polluting of the air by digging into toxic soil at the proposed site. This will again impact our health concerns. At the same time, we don't want our home values to depreciate due to having a switching station in our neighborhood.

We have extended a multitude of opportunities for PG&E to make good on their efforts to explain the project to our entire community and the surrounding impacted area. Please hear and understand our concerns of why we are protesting this project.

Sincerely,

*Guo ZHAN Wang*

*[Signature]*

*(415) 226-8929*

Address:

*215 KALMANOVITZ ST.,  
SAN FRANCISCO, CA. 94124*