San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PUBLIC NOTICE

AVAILABILITY OF NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETINGS

PROJECT INFORMATION

Date:	June 28, 2023
Project Title:	**PG&E Power Assets Acquisition Project**
Project Address:	Various Locations in San Francisco and San Mateo counties
Case No.:	**2023-005370ENV**
Block/Lot No.:	Various
Zoning District(s):	Various
Neighborhood(s):	Outer Mission, Bayview, Crocker Amazon, Ingleside, Lakeshore, Merced Heights, Oceanview, Sunnydale, Little Hollywood, Visitacion Valley, Excelsior, Cayuga Terrace (San Francisco); Bayshore, Crocker, Peninsula Gateway, Mission Street, Southern Hills, Vista Grande, Westlake (Daly City); Baylands, Bayfront, Beatty, Northwest Bayshore (Brisbane); Unincorporated San Mateo County
Project Sponsor:	Sue Chau, San Francisco Public Utilities Commission 415.554.3238
EIR Coordinator:	Julie Moore 628.652.7566 CPC.PGEPowerAssetsEIR@sfgov.org

PUBLIC SCOPING MEETINGS INFORMATION

Meeting 1 Date:	Tuesday, July 11, 2023
Time:	6:00 p.m.
Location:	San Francisco Planning Department, Room 196 49 South Van Ness Avenue San Francisco, CA 94103
Meeting 2 Date:	Thursday, July 13, 2023
Time:	6:30 p.m.
Location:	Online at https://bit.ly/pgepowerassets
Meeting 3 Date:	Saturday, July 15, 2023
Time:	10:00 a.m.
Location:	Brisbane Mission Blue Center 475 Mission Blue Drive Brisbane, CA 94005

SEND WRITTEN COMMENTS BY JULY 28, 2023 TO

Planner:	Julie Moore
Via Mail:	49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103
Via Email:	CPC.PGEPowerAssetsEIR@sfgov.org

The San Francisco Planning Department has issued a notice of preparation (NOP) of an environmental impact report (EIR) in connection with this project. Next, the department will begin the preparation of an EIR as required by the California Environmental Quality Act. The department welcomes your comments regarding the scope of the EIR. Refer to the Project Description and Purpose of Notice sections below for a summary. For more information, the NOP, translations of this notice, and the scoping meeting presentation video are available at sfplanning.org/sfceqadocs, and upon request to the planner listed above.

Project Description

The City and County of San Francisco (the "City") is proposing to purchase Pacific Gas and Electric Company (PG&E)-owned electrical transmission and distribution assets (the "Assets") in San Francisco and San Mateo County that are needed to provide electricity service to customers within the city (the "project"). After the City completes its acquisition of the Assets, the San Francisco Public Utilities Commission (SFPUC) would own, operate, and maintain the electricity grid in San Francisco, most of which is currently owned by PG&E. This transaction does not include the purchase of PG&E's natural gas facilities; thus, PG&E would continue providing natural gas services to customers in San Francisco.

The change in ownership itself would not result in physical changes to the environment; however, the SFPUC would need to physically separate PG&E's existing electric system into two separate systems (generally divided along the San Francisco/San Mateo county border), to allow both systems to be safely, reliably, and independently operated by SFPUC and PG&E. The SFPUC would provide electricity service to city customers; PG&E would continue to provide electricity service to its customers outside of San Francisco.

The portion of the project requiring new construction or modifications to existing facilities would primarily be in the southern portion of San Francisco and along the county border in the northern portions of Brisbane and Daly City. The SFPUC would modify the existing Martin Substation (or construct a new substation, which will be analyzed in the EIR as a new substation variant), construct new underground distribution feeder lines, and modify the existing distribution infrastructure. The distribution express feeder line alignment would be approximately 3.75 miles long and installed within streets, sidewalks, and other publicly owned land. It would extend from near Arch Street in the west, south to Brotherhood Way and Sagamore Street, east along Sickles Avenue, northeast along Huron Avenue and Alemany Boulevard, and southeast along Geneva Avenue to the Martin Substation in Brisbane. Disconnecting and connecting distribution lines between overhead poles and underground vaults could occur either above- or below-ground, and would be performed in small, discontinuous areas generally located near the county border. Construction associated with the project would take 1.5 to 3 years after the purchase and transfer of the Assets.

Purpose of Notice

The Planning Department has determined that an EIR must be prepared for the proposed project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

You are not required to take any action. If you wish to provide comments on the scope of the environmental review (which focuses on the *physical environmental effects* of the project), you may do so by mail, email, or at any of the in-person or online public scoping meetings described above. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the EIR coordinator listed above at least 72 hours in advance of the meeting. All comments have equal consideration in the environmental review process. If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact the planner listed above. **Comments are due by 5 p.m. on Friday, July 28, 2023.**

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

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PUBLIC NOTICE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETINGS

Date:	June 28, 2023
Case No.:	**2023-005370ENV**
Project Title:	**PG&E Power Assets Acquisition Project**
Location:	Various Locations in San Francisco and San Mateo counties
Zoning:	Various
Block/Lot:	Various
Neighborhoods:	Outer Mission, Bayview, Crocker Amazon, Ingleside, Lakeshore, Merced Heights, Oceanview, Sunnydale, Little Hollywood, Visitacion Valley, Excelsior, Cayuga Terrace (San Francisco); Bayshore, Crocker, Peninsula Gateway, Mission Street, Southern Hills, Vista Grande, Westlake (Daly City); Baylands, Bayfront, Beatty, Northwest Bayshore (Brisbane); and Unincorporated San Mateo County
Project Sponsor:	San Francisco Public Utilities Commission Sue Chau – (415) 554-3238
Lead Agency:	San Francisco Planning Department
Staff Contact:	Julie Moore – (628) 652-7566 CPC.PGEPowerAssetsEIR@sfgov.org

The San Francisco Planning Department is issuing this notice of preparation (NOP) of an environmental impact report (EIR) for the project listed above. State law known as the California Environmental Quality Act (CEQA) requires public agencies to evaluate environmental impacts prior to approving any project, and to reduce those impacts to the degree feasible. (See the attached Fact Sheet for more information about EIRs). The purpose of an EIR is to:

(1) provide information about potential significant physical environmental effects of a proposed project

(2) identify possible ways to reduce the significant effects, and

(3) describe and analyze possible alternatives to the project that could reduce significant environmental effects.

This notice informs the public, responsible and trustee agencies, and interested parties that the San Francisco Planning Department is preparing an EIR in compliance with CEQA and the CEQA Guidelines. This notice describes the project, the EIR process, and how to provide input on the environmental review.

Comments on the scope and content of the environmental impact analysis may be submitted by mail, email, or at any of the in-person or online public scoping meetings. Public scoping meetings will be held to receive

oral comments concerning the EIR scope. The presentation will be the same at each meeting, and is also available online. The two in-person meetings will be held on **Tuesday**, **July 11**, **2023**, **at 6 p.m. at the San Francisco Planning Department (49 South Van Ness Avenue, 1st Floor Room 0196**, **San Francisco**, **CA 94103) and Saturday**, **July 15**, **2023**, **at 10 a.m. at the Mission Blue Center in Brisbane (475 Mission Blue Drive**, **Brisbane**, **CA 94005)**. An informational open house will occur from 6 to 6:30 p.m. and 10 to 10:30 a.m. prior to the formal scoping meetings on July 11th and 15th, respectively. An online scoping meeting will be held on **Thursday**, **July 13**, **2023**, **at 6:30 p.m.**, accessible at https://bit.ly/pgepowerassets. Written comments also may be submitted by mail or email (more information on page 24). All comments – oral or written – will receive equal consideration as part of the department's scoping. This NOP, the scoping meeting presentation video, and online meeting instructions are available for public review online at https://sfplanning.org/sfceqadocs.

1. Project Summary

The City and County of San Francisco (the "City") is proposing to purchase Pacific Gas and Electric Company (PG&E)-owned electrical transmission and distribution assets (the "Assets") located in San Francisco and San Mateo County that are needed to provide electricity service to customers within the city (the "project"). "Assets" include equipment, facilities, property, and records that would be acquired by SFPUC including the following: PG&E's distribution assets within San Francisco (distribution-level substations, metering, customer-level distribution lines, and related facilities); PG&E's 115 kilovolts[1] (kV) and 230 kV transmission assets (substations, transmission lines, busses, transformers, and related facilities needed for operational control); a portion of the Martin Substation facilities (located in Brisbane) or interconnections needed to enable the SFPUC to control all power flows from the Martin Substation into San Francisco; and other systems and equipment, materials, records, operating and maintenance facilities, property and other land-related agreements as necessary for safe and reliable operation and maintenance of the acquired physical assets. After the City completes its acquisition of the Assets, the San Francisco Public Utilities Commission (SFPUC) would own, operate, and maintain the electricity grid in San Francisco, most of which is currently owned by PG&E. This transaction does not include the purchase of PG&E's natural gas facilities; thus, PG&E would continue providing natural gas services to customers in San Francisco.

In addition to acquiring the necessary transmission and distribution system and electrical facilities, the SFPUC would need to physically separate PG&E's existing electric system into two separate systems (generally divided along the San Francisco/San Mateo county border), to allow both systems to be safely, reliably and independently operated by SFPUC and PG&E. After system separation, the SFPUC would provide electricity service to City customers; PG&E would continue to provide electricity service to its customers outside San Francisco. Construction associated with the project would take 1.5 to 3 years after the purchase and transfer of the Assets. It is anticipated that SFPUC and PG&E would coordinate on the implementation of the project.

[1] Kilovolt is a unit of electric potential and electromotive force. One kilovolt is equal to 1,000 volts.

2. Project Location

The project location includes all areas of the City and County of San Francisco where the Assets are located (see inset map on **Figure 1**). The areas where new construction or modifications to existing Assets would occur (project activities that could result in physical environmental effects) are primarily located in the southern portions of San Francisco and the northern parts of Brisbane and Daly City, along the San Francisco-San Mateo County border (Figure 1). These areas contain a mix of residential, commercial, industrial, and public uses as well as PG&E's Martin Substation in Brisbane and Daly City Yard (west of and adjacent to the Martin Substation) in Daly City.

3. Project Background

The Hetch Hetchy Power System, owned and operated by the SFPUC, is comprised of three hydroelectric powerhouses: Moccasin, Kirkwood and Holm.[2] This is the main source of electricity supplies for Hetch Hetchy Power – San Francisco's municipally-owned, public power utility. Approximately 160 miles of SFPUC-owned transmission lines deliver the electricity generated by the three powerhouses to Warnerville Substation and Newark Substation. The SFPUC also generates about 10 megawatts (MW) of clean, renewable energy from 27 solar arrays and a biogas cogeneration facility located in San Francisco. Together, these supplies are delivered to meet the needs of Hetch Hetchy Power's wholesale and retail power customers. The SFPUC also owns and operates about 70 miles of distribution lines at the Hetch Hetchy Power System and in the San Francisco Bay Area.

SFPUC's Hetch Hetchy Power provides electric services within San Francisco, the San Francisco International Airport in San Mateo County, and to certain electricity customers outside of San Francisco. Hetch Hetchy Power provides its clean energy to most of San Francisco's municipal facilities. Its customers include Zuckerberg San Francisco General Hospital and Trauma Center; San Francisco Municipal Railway (Muni); the San Francisco Police Department; the San Francisco Fire Department; San Francisco Unified School District; Port of San Francisco; redevelopment areas such as the Hunters Point Shipyard, Treasure Island/Yerba Buena Island, and Mission Rock; and retail tenants, residences and businesses in San Francisco such as the Salesforce Transit Center.

The SFPUC also provides a clean power portfolio of supply-only services[3] through CleanPowerSF, the City's community choice aggregation program. CleanPowerSF provides electricity supplies to retail customers in San Francisco that choose CleanPowerSF as an alternative to PG&E.[4]

Together, Hetch Hetchy Power and CleanPowerSF currently provide more than 70 percent of the electricity consumed in San Francisco. However, SFPUC-sourced supplies have to be delivered across San Francisco through PG&E-owned and -operated electricity transmission and distribution facilities to Hetch Hetchy Power and CleanPower SF customers.

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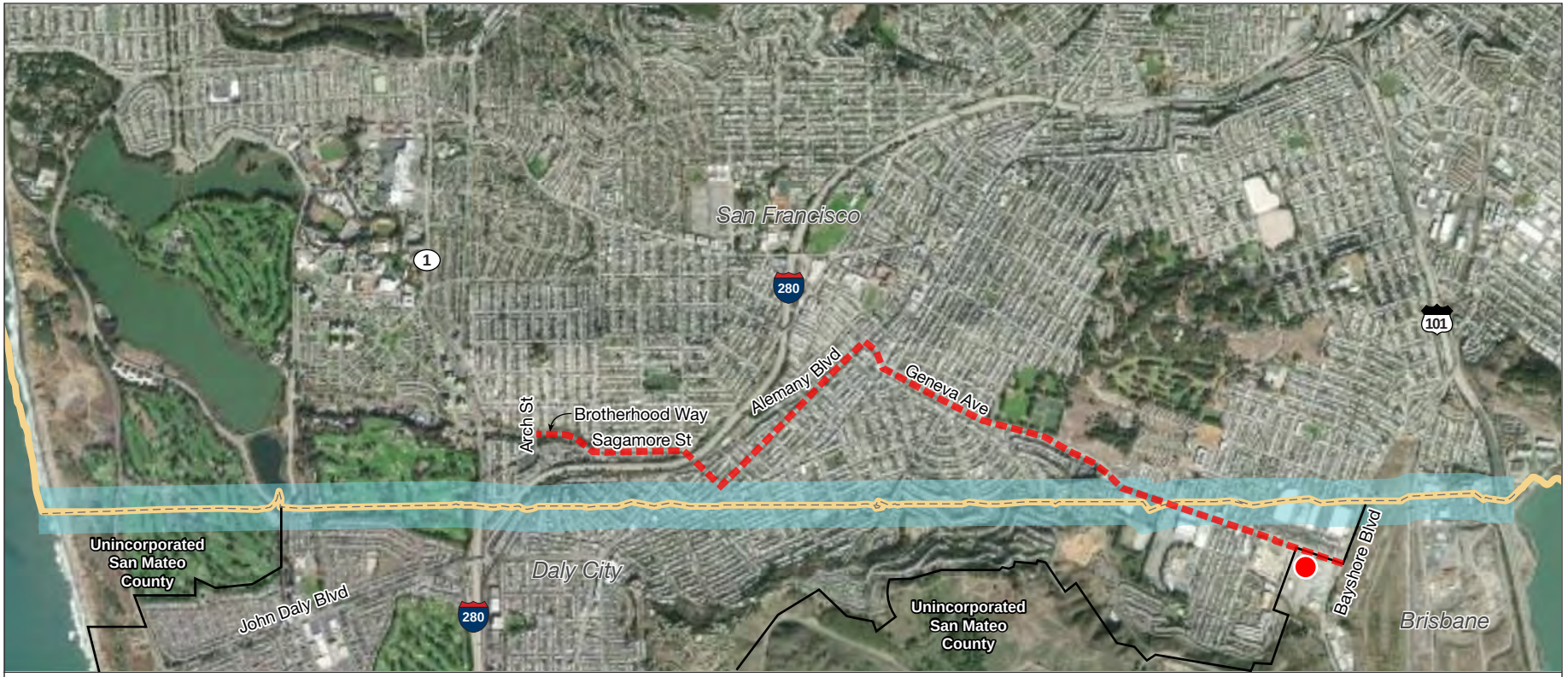
2 SFPUC Power Enterprise Hetch Hetchy Power System - https://sfpuc.org/about-us/our-systems/hetch-hetchy-power-system.

3 Community choice aggregation programs only provide supply services, not distribution services (delivery of power to customers).

4 As with all of California's community choice aggregation programs, CleanPowerSF customers continue to be distribution service customers of PG&E.



SOURCE: ESA, 2022

Note: The project includes purchase of PG&E's transmission and distribution assets needed for the city to provide reliable electricity service to customers in San Francisco. Only major project components involving physical changes to the environment are shown. The project also includes work within existing substations, PG&E properties, storage and maintenance yards, and other system reinforcement work.

PG&E Asset Acquisition Project

Figure 1
Project Overview

PG&E provides electricity services throughout its service territory in Northern and Central California, including to residential, commercial, and industrial customers in San Francisco and San Mateo counties. PG&E's electric transmission system serving San Francisco includes power lines, underground ducts and vaults, substations, and electrical equipment that deliver power at 115 kV and 230 kV. PG&E's distribution system within San Francisco (which distributes power at 35 kV and below to individual customers) generally consists of power lines, utility poles, underground ducts and vaults, substations, electrical equipment, and customer meters.

According to the SFPUC, the acquisition of the transmission and distribution assets needed to provide electricity services to all electricity users in San Francisco is critical to: 1) allow the City to provide Hetch Hetchy hydropower, and other clean power, to all San Francisco customers; 2) improve the cost and timeliness of electrical grid connections for critical City functions, such as public safety, affordable housing production, transportation, and schools; and, 3) ensure that the City's electric system is owned and managed with transparency and accountability, consistent with a cost-based, not-for-profit business model that will prioritize affordable, cost-effective, reliable, safe, and timely service in San Francisco. The SFPUC states this is an important and necessary step in reducing San Francisco's reliance on PG&E for electric service in the city and a crucial step towards local control of San Francisco's energy future.

4. Overview of Project Components

The project consists of the purchase of PG&E's transmission and distribution assets (as described above) needed for the City to provide reliable electricity service to customers in San Francisco. This transaction does not include the purchase of PG&E's natural gas facilities.

The change in ownership itself would not entail physical changes to the environment. However, some of the acquired assets must be physically separated from PG&E's remaining electricity grid outside of San Francisco. To do so, the SFPUC would modify portions of the existing distribution infrastructure, construct new underground distribution feeder lines, and modify the existing Martin Substation (or construct a new substation, which will be analyzed in the EIR as a new substation variant).

After the acquisition and separation of PG&E's facilities, the SFPUC would be responsible for the continued operation and maintenance of the acquired facilities and new SFPUC-owned infrastructure.

The environmental review will focus on project components involving *physical changes to the environment*, and evaluate potential environmental effects that would be anticipated as a result of those physical changes. Those project components are presented below and summarized in **Table 1**. Detailed discussions of each component follow Table 1.

4.1 System Separation Components

- **Martin Substation Separation:** Reconfiguring the existing PG&E-owned Martin Substation, located at the corner of Bayshore Boulevard and Geneva Avenue in Brisbane. These changes could include adding/relocating cable terminations, circuit breakers, cable trenches, and transformer locations within the existing substation fence. The Martin Substation is the source for PG&E's transmission lines supplying electricity to San Francisco and is used to reduce voltage from transmission to distribution service voltages.

- **Distribution Express Feeder Lines:** Constructing new underground distribution express feeder lines[5] from the separated Martin Substation to connect to the existing distribution system grid in the southwestern part of San Francisco.[6] The proposed express feeder lines would be installed in a *duct bank* – an underground trench reinforced with concrete designed to protect a series of conduits (PVC pipes) housing electrical and communications cables. The proposed duct bank trench for the distribution express feeder lines would be approximately 3.75 miles long extending through parts of southern San Francisco and the northern parts of Daly City and Brisbane.
- **Local Distribution System Separation:** Reconfiguring and separating distribution lines on overhead poles and at underground vaults in and around the county border. Based on the availability of existing feeder lines, the local distribution system separation would include installation of new overhead or underground power distribution lines and equipment to facilitate the distribution separation and reconnect feeder segments.
- **System Reinforcements Associated with Separation of the Distribution System:** Implementing reinforcements to ensure that, after separation, the independent SFPUC and PG&E distribution systems along the county border comply with all applicable requirements and standards for safety, functionality and reliability.

4.2 Other Components

- **Modifications to Retain PG&E Access to Non-Electrical Facilities:** Where PG&E natural gas facilities or other non-electrical facilities are located on the same parcel as an electric substation, minor modifications (e.g., fencing, ingress/egress alterations) may be needed to allow PG&E to continue to access, operate, and maintain its non-electrical facilities in San Francisco.
- **Operations Control Center:** Interior modifications of an existing building[7] in San Francisco for an operations control center for the electric system.
- **Operations and Maintenance Service Yards; Materials and Equipment Storage**. Modifications, such as fencing, to existing City-owned space or space at acquired substations in San Francisco.

4.3 Project Variant

The EIR will also analyze a variant of the project. Under the project variant, instead of the Martin Substation separation, SFPUC would construct and operate a new substation on a portion of the property known as Daly City Yard which the City would acquire from PG&E. The project variant (new substation) would be interconnected to Martin Substation via new transmission lines. All other project variant components would be the same as listed above for the project.

[5] Generally, electrical feeders are wires that transmit electricity to other circuits. A distribution feeder is an electrical circuit from a substation that provides power and distributes electricity to homes and businesses. A distribution express feeder is a circuit used to serve load farther away from the substation by bypassing other feeders.

[6] Areas in the west/southwest part of San Francisco are currently supplied by distribution lines originating from PG&E's existing Daly City Substation in San Mateo County.

[7] SFPUC anticipates sufficient space would be available in a single existing building, however a specific building has not been identified.

Table 1 Project Components

Project Component	Component Purpose and Description	Location
Proposed Project		
System Separation		
Martin Substation Separation	**Purpose.** Martin Substation is the source for PG&E's transmission lines supplying electricity to San Francisco and is used to step down transmission voltages to distribution service voltages. **Description.** Reconfigure and partition the existing PG&E Martin Substation into two interconnected[8] utility systems —one serving San Francisco and one serving PG&E's remaining customers in San Mateo County.	Existing PG&E Martin Substation, at the intersection of Geneva Avenue and Bayshore Boulevard in Brisbane
Distribution Express Feeder Lines	**Purpose.** Distribute electricity from Martin Substation to areas in San Francisco that are currently supplied by distribution lines originating from PG&E's existing Daly City Substation in San Mateo County. **Description.** Install approximately 3.75 miles of duct banks for new underground distribution express feeder lines from the Martin Substation, consisting of approximately 0.23 mile of duct banks in Brisbane, approximately 0.52 mile in Daly City, and approximately 3 miles in San Francisco.	Geneva Avenue in Brisbane and Daly City Geneva Avenue, Alemany Boulevard, Huron Avenue, Sickles Avenue, Sagamore Street and Brotherhood Way in San Francisco
Local Distribution System Separation	**Purpose.** Connect customers so they are served by the appropriate utility providers (SFPUC or PG&E). **Description.** Reconfigure and separate overhead and below ground distribution lines around the county border.	Locations generally within 1,000 feet of the San Francisco-San Mateo County border
System Reinforcements	**Purpose.** Ensure for both systems electrical system reliability and ability to restore power in the event of outages. **Description.** Install and replace overhead and underground equipment to maintain service reliability on existing lines.	Various locations on both sides of the San Francisco-San Mateo County border

[8] Interconnection is defined as an electrical connection between multiple entities.

Table 1 Project Components

Project Component	Component Purpose and Description	Location
Proposed Project		
Other Components		
Modifications to Retain PG&E Access to Non-Electrical Facilities	**Purpose.** Provide continued access for PG&E's operation of non-electrical facilities where such facilities would be located adjacent to electric facilities to be acquired by SFPUC. **Description.** Modifications to fencing, ingress/egress, at certain sites with non-electrical facilities.	Martin Substation (on Geneva Ave (between Schwerin St and Bayshore Blvd in Brisbane) Potrero Substation (on Illinois Street between Humboldt and 23rd Street) and other substations in San Francisco
Operations Control Center	**Purpose.** Office facility for grid operators. Centralize data on transmission and distribution systems status and security. **Description.** Interior modifications to an existing building.	Within an existing building in San Francisco
Operations and Maintenance Service Yards; Materials and Equipment Storage	**Purpose.** Store equipment, trucks, and other supplies for operations and maintenance of the power grid in San Francisco. **Description.** Modifications, such as fencing, to existing City-owned space or space at acquired substations.	Existing maintenance and storage properties or space at acquired substations in San Francisco
Project Variant		
New Substation	**Purpose.** Interconnect the City's transmission system with PG&E's transmission system and maintain distribution service to San Francisco customers formerly served by PG&E from Martin Substation. **Description.** Construct a new substation at the site adjacent to the existing Martin Substation (Daly City Yard), instead of implementing the Martin Substation separation.	Daly City Yard, 731 Schwerin Street, Daly City
All Other Components	**Purpose and Description.** The other components of the project variant (new substation) would be the same as listed above for the proposed project.	

SOURCE: San Francisco Public Utilities Commission

5. Detailed Description of Project Components

5.1 Martin Substation Separation

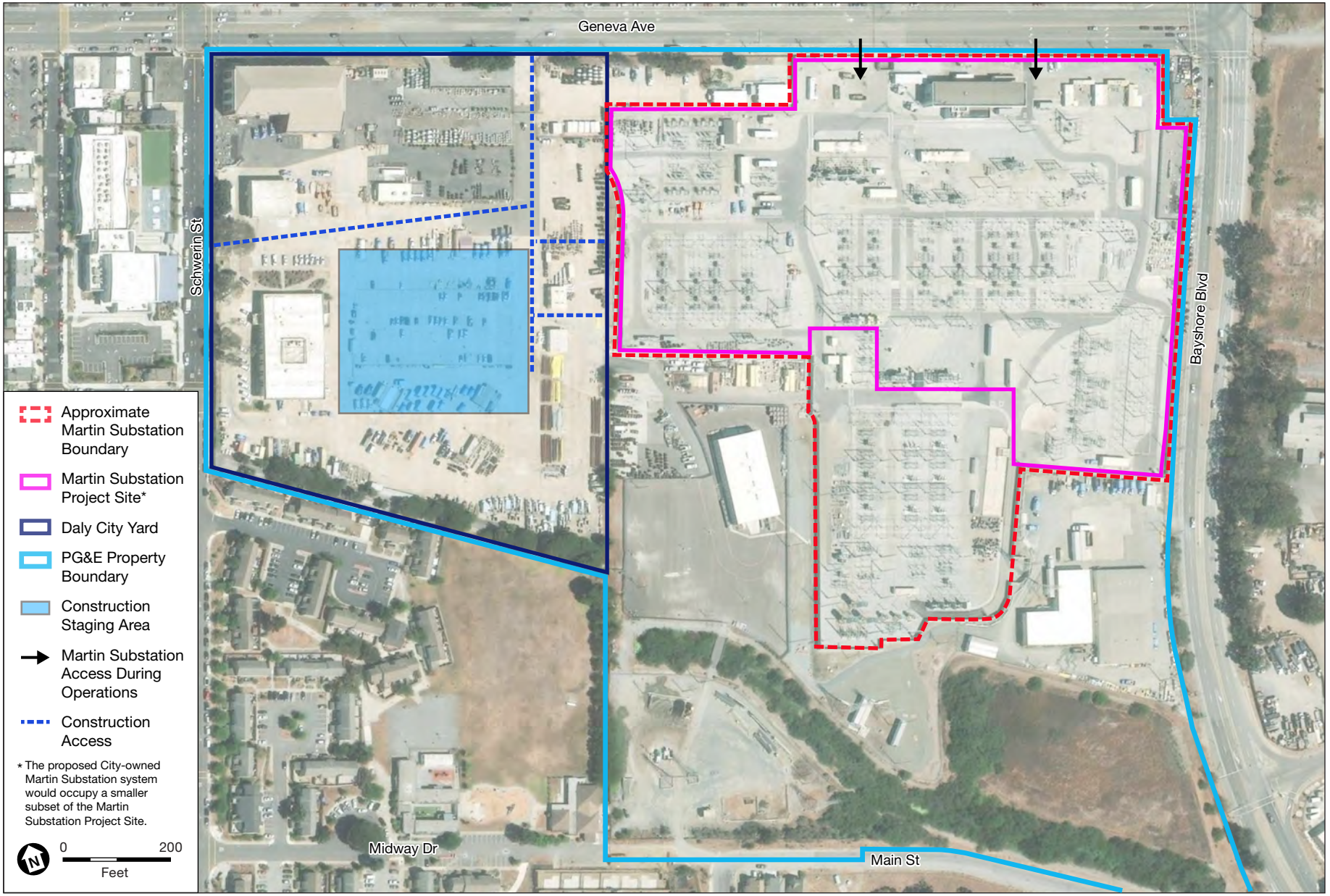
Martin Substation is an outdoor, air-insulated substation[9] connecting PG&E's transmission and distribution system serving San Francisco and San Mateo counties. Transmission lines from the south, in San Mateo County, as well as the transmission system in San Francisco are connected to PG&E's Martin Substation at several voltage levels: 230 kV, 115 kV, and 60 kV. Numerous step-down transformers (which reduce the input voltage to a lower voltage) are connected to the Martin Substation system. These transformers include 230/115 kV transformers, a 115/60 kV transformer and multiple 115/12 kV transformers —these transformers convert system voltage from 230 kV to 115 kV, from 115 kV to 60 kV, and from 115 kV to 12 kV, respectively. The 115/12 kV transformers supply the distribution system that is also located at the Martin Substation, where 12/4 kV transformers further step down the voltage for some lines. The Martin Substation distribution system supplies 12kV and 4 kV distribution lines that serve the surrounding area, including parts of southern San Francisco as well as communities in San Mateo County, including Daly City and Brisbane.

Typical transmission systems consist of a high-voltage, regional electrical "grid" in which multiple entities are electrically interconnected with one another for reliable operation of the overall system. The project would reconfigure the existing Martin Substation transmission and distribution facilities to create separate City-owned and PG&E-owned systems. These changes could include adding/relocating cable terminations, circuit breakers, cable trenches, and transformer locations within the existing substation fence. New electrical circuits and equipment would be installed entirely within Martin Substation. Although operated separately, the San Francisco- and PG&E-owned transmission systems would remain interconnected to support reliable operation of the transmission grid serving the city. As is common with utility-to-utility transmission interconnection, the parties would be expected to coordinate for the reliable operation of the transmission system, including at Martin Substation. **Figure 2** shows approximate boundaries of the Martin Substation project site where new, City-owned facilities would be located. The Martin Substation project site shown in Figure 2 is larger than the final SFPUC-owned substation because it includes areas for construction work and staging. **Figure 3** shows examples of types of new electrical equipment proposed for the Martin Substation project site.

Excavation to access existing duct banks for reconnection, as well as construction of new underground duct banks and vaults to connect the equipment, within the Martin Substation project site would be necessary to separate the two systems. **Figure 4** illustrates typical underground duct banks and vaults. Additionally, a separate distribution system (including several 115/12 kV transformers and 12 kV switchgear equipment) would be needed at Martin Substation.

A galvanized fence would be installed along the southern border of the Martin Substation project site to separate the two utility systems. The project would not alter the existing perimeter fencing surrounding the Martin Substation. Proposed equipment or reconfiguration work is not anticipated to be located within areas subject to California Department of Toxic Substances Control (DTSC) environmental deed restrictions due to hazardous materials in soil and groundwater; however, these areas could be used for staging.

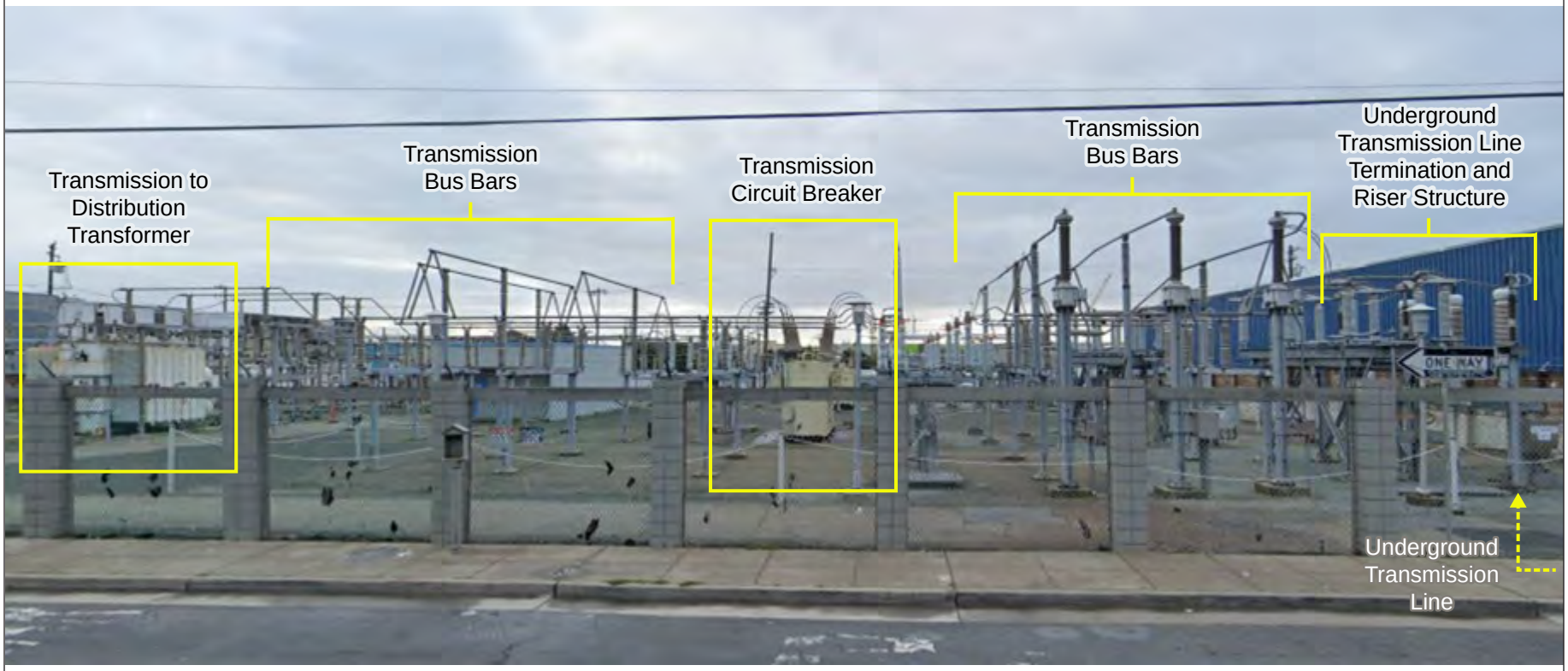
[9] Air- insulated substations have all equipment installed outdoors and utilize air as an insulator.



SOURCE: ESA, 2023

PG&E Asset Acquisition Project

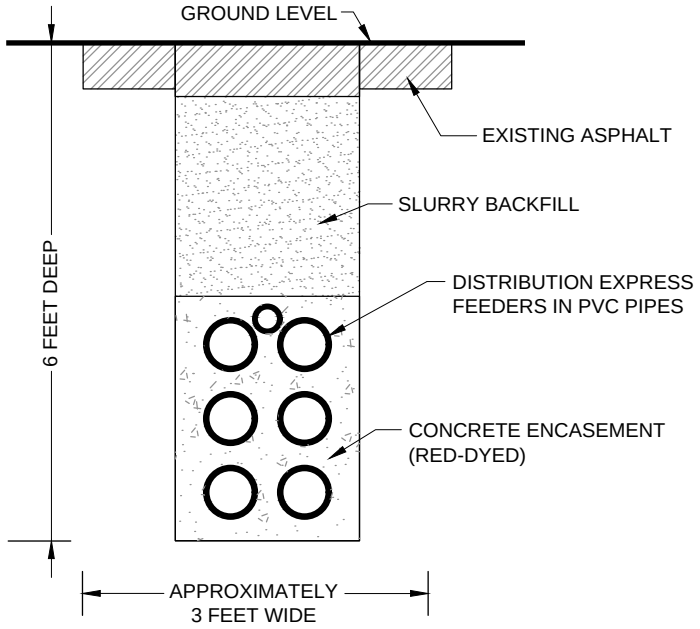
Figure 2
Martin Substation Project Site and Construction Staging Area



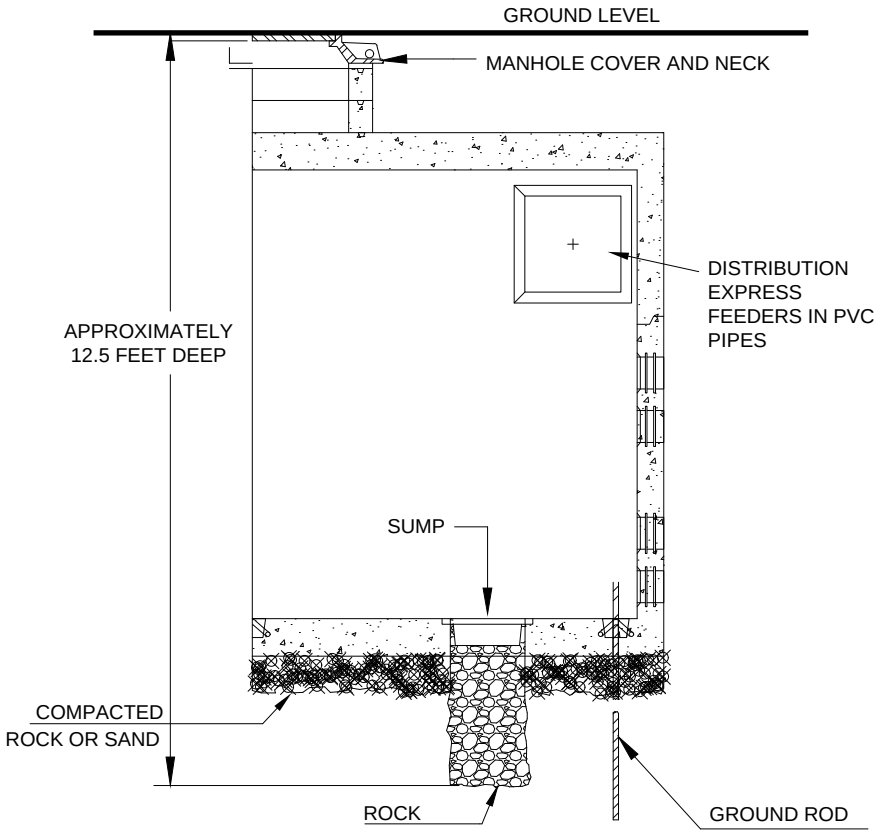
SOURCE: Google Earth Street View, 2023

PG&E Asset Acquisition Project

Figure 3
Examples of Above-Ground Infrastructure at an Electrical Substation



Typical Duct Bank



Typical Vault (Manhole)

SOURCE: Worley, 2023

PG&E Asset Acquisition Project

Figure 4
Typical Duct Bank and Vault Diagrams

5.2 Distribution Express Feeder Lines

Some of San Francisco's southwestern neighborhoods are supplied by distribution lines from PG&E's Daly City Substation. Replacement distribution lines would be needed for these customers because these feeder lines would be disconnected near the county boundary as part of the proposed project.

As a result, the proposed project includes construction of approximately 3.75 miles of new duct banks for the new distribution express feeder lines from Martin Substation in Brisbane to the existing distribution system near the intersection of Brotherhood Way and Arch Street in San Francisco. The new distribution express feeder lines would be installed in an underground duct bank within streets, sidewalks, and other publicly owned land located adjacent to residential, commercial, industrial, and public areas (e.g., parks). Approximately 0.75 mile of the duct bank alignment is located within Brisbane and Daly City, consisting of approximately 0.23 mile in Brisbane and approximately 0.52 mile in Daly City, and approximately 3 miles are in San Francisco. The new distribution express feeder lines would connect with the existing distribution grid in the southwest area of the city to supply this area from the Martin Substation or the new substation described in the project variant. The proposed alignment is shown on Figure 1.

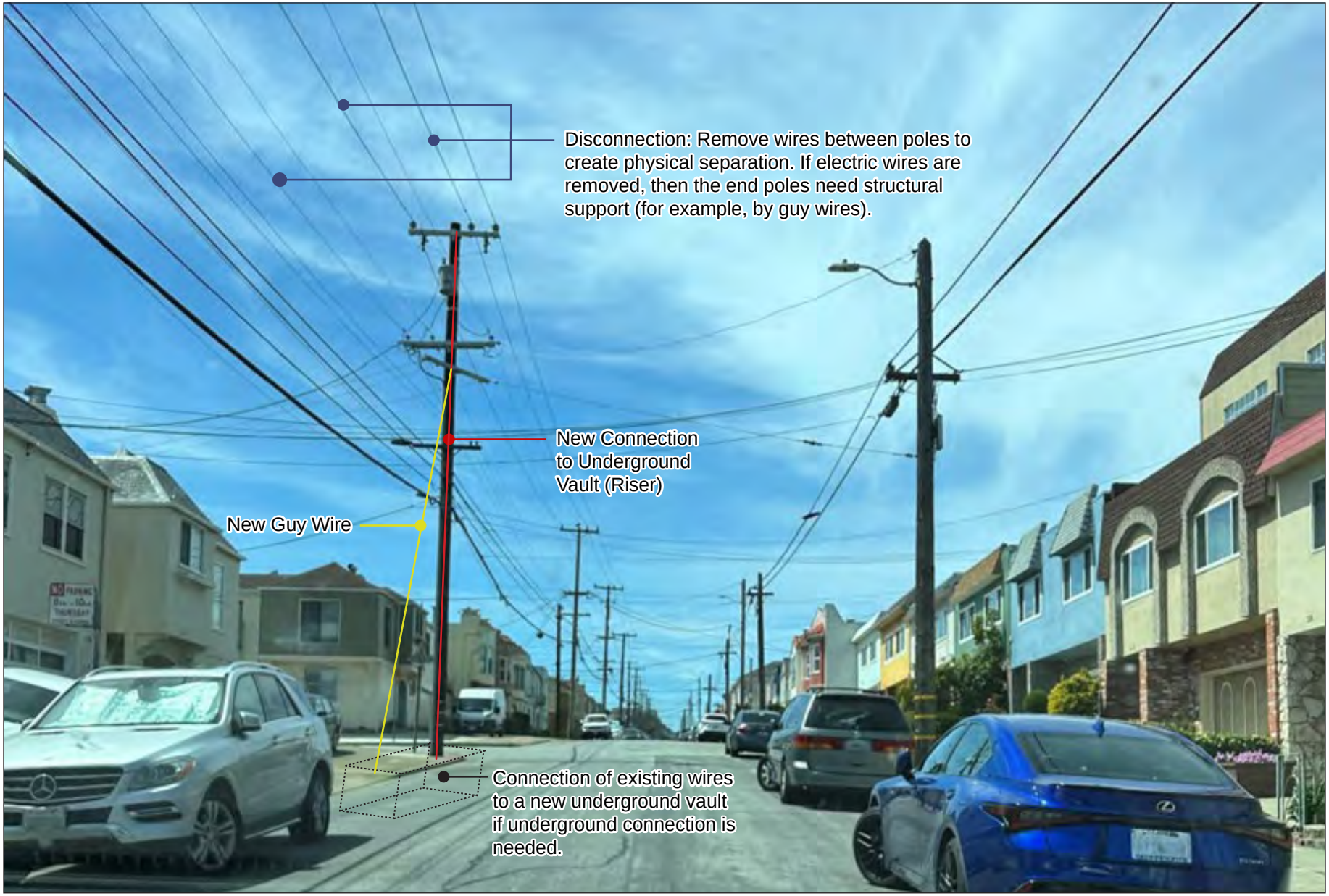
5.3 Local Distribution System Separation

The border between San Francisco and San Mateo counties is not split along a single street; blocks weave in and out of the border and are serviced by the nearest distribution line, regardless of the jurisdiction (i.e., some electrical loads in San Francisco are supplied by distribution lines in Daly City and vice versa). For the proposed project, the local distribution system would be separated by reconfiguring existing electric lines at certain locations generally within 1,000 feet of the San Francisco-San Mateo County border, shown as the Local Distribution System Separation on Figure 1. In some locations, short segments of new distribution lines in the appropriate jurisdictions would be constructed to facilitate such connections. The local distribution system separation would result in two distinct electric systems. San Francisco customers would be serviced by SFPUC distribution lines, and PG&E's San Mateo County customers would be serviced by PG&E-owned distribution lines south of the county border. The new distribution line segments would be either connected by overhead wires on new or existing poles or enclosed in new duct banks within city streets and sidewalks, as existing conditions allow (**Figures 4 and 5** illustrate typical duct banks and overhead wires). This work is referred to as the "local distribution separation work."

Local distribution system separation would also include work to maintain service to locations served by distribution lines at a different voltage than the available nearby grid. Such work, including installation and/or replacement of poles, overhead equipment, and underground equipment, would occur in portions of neighborhoods in Daly City.[10]

Table 2 summarizes the local distribution system separation work.

[10] The neighborhoods that will be affected by the reconfiguration work are: Portions of the Bayshore Heights neighborhood in Daly City bordering Martin Substation, in the area generally bounded by Rio Verde Street, Geneva Avenue, Schwerin Street, and Martin Street; portions of the Crocker neighborhood in Daly City, generally bounded on the North by Mission Street, by Guttenberg Street to the East, and Crocker Avenue and Frankfort Street to the South; and portions of the Hillside neighborhood in Daly City, in the area generally bounded by East Vista and Hillside Boulevard.



SOURCE: Woodard & Curran

PG&E Asset Acquisition Project

Figure 5
Typical Overhead Wire Disconnections

Table 2 Local Distribution System Separation Work

Activity Type	Activity Subtype	Activity Description
Existing Line Segments Disconnections	Overhead disconnections	• Remove existing overhead conductors (wires) between existing poles and terminate the existing line segments at nearest available pole • Add supporting structures as needed (e.g., guy wires) • Remove existing poles and equipment if no longer needed. Poles may remain if they are jointly used by other utilities (e.g., telecommunications)
	Underground disconnections	• Remove existing underground conductors (cables) within existing conduit and terminate the existing line segments at the nearest underground vault • If there are no nearby underground vaults, a new vault would be constructed • Abandon in-place any unused underground conduits, vaults and/or equipment
Line Segments to Appropriate Utility Reconnection	Overhead Reconnections	• Install new poles or replace existing poles (and attachments, as needed) and extend new overhead conductors (wires) from the nearest available tie-in point on the existing distribution system and reestablish a connection to the separated line segments
	Underground Reconnections	• Trench and install new underground conduits and enclosures (as needed) and extend new underground conductors (cables) from the nearest available tie-in point on the existing distribution system and reestablish a connection to the separated line segments
	Overhead/Underground Transitions	• Install a wire on an existing or new pole and underground conduits and enclosures to provide a transition between overhead and underground systems by connecting the overhead and underground conductors
Electrical Equipment Additions or Replacements	On or Within Existing Structures/Enclosures	• Electrical equipment would be installed on/in existing structures/enclosures provided such facilities are available and appropriately sized
	New or Upgraded Structures/Enclosures	• If sufficient structures/enclosures are not available, new, or upgraded structures (e.g., poles, cross-arms, vaults, etc.) would be installed/constructed
Modifications of Existing Line Voltages	--	• Installation and replacement of poles, overhead equipment and underground equipment to maintain or modify service voltage on existing lines, which includes poles, line insulators, transformers, wires/cables and related accessories

SOURCE: San Francisco Public Utilities Commission

5.4 System Reinforcements Associated with Distribution System Separation

SFPUC would implement system reinforcements to maintain system reliability and the ability to restore power in the event of outages for utilities on either side of the San Francisco-San Mateo County border. The types of physical activities for system reinforcement work would be similar to activities described in Table 2. Activities would include:

- Reconnecting circuits

Adding, replacing, or upgrading electrical protection equipment such as fuses and automatic sectionalizing devices[11] to maintain system safety and reliability

5.5 Modifications to Retain PG&E Access to Non-Electrical Facilities

SFPUC would not acquire PG&E's non-electric facilities (e.g., natural gas) serving San Francisco. At some sites, such as the Potrero Substation, PG&E-owned natural gas and electrical equipment are located on the same site. SFPUC would acquire the electrical equipment at these locations, and would make site modifications to allow PG&E continued access to its non-electric facilities.

5.6 Operations Control Center

SFPUC would modify the interior of an existing building[12] within San Francisco city limits to house a centralized operations control center. The operations control center would require approximately 20,000 square feet of space and allow grid operators to monitor the flow of electricity and manage outages in the electrical system, forecast demand, and monitor and ensure the overall security of the system. The control center would be equipped with electronic devices (e.g., computers, large wall displays, communication systems/infrastructure) and typical office furnishings. Establishing a control center would require interior modifications of one or more floors of the selected building.

5.7 Operations and Maintenance Equipment Storage

SFPUC would use its City-owned, existing maintenance and storage properties (such as 1990 Newcomb Avenue) or space at acquired substations to house equipment, trucks, and crew parking. Modifications such as fencing would be needed to securely store equipment at the storage yards.

6. Project Construction

Construction activities would generally consist of installing new equipment, poles, fencing, underground cable, duct banks, and vaults and disconnecting or connecting cables and conduits. Such installation would require excavation. The project would use various construction equipment and vehicles, such as saw-cutting machines, excavators, backhoes/loaders, drill rigs, skid loaders, air compressors, portable generators, drilling machines, rollers, pavers, cranes, compactors, and concrete trucks. Depending on the work location, construction equipment and materials would be staged within existing substations, the sites of other project components, or within areas of the roadway including sidewalks and parking lanes. Work crew passenger

[11] Automatic sectionalizing devices are protective devices that automatically isolate a faulted section of electrical line from the rest of the distribution system.

[12] SFPUC anticipates sufficient space would be available in a single existing building; however, a specific building has not been identified.

vehicles may be parked on side streets or in other areas to minimize use of on-street parking spaces along the project alignment.

Underground construction for distribution lines, including border separation work, would generally be completed using a cut-and-cover method (open trenching) within roadways, except at the I-280 crossing where a trenchless method, such as jack-and-bore,[13] could be used. Existing underground utilities within the proposed construction areas would be protected or relocated prior to excavation.

The total duration of construction would depend on the number of crews working concurrently, and crew deployment timing would be confirmed as project design progresses. While localized construction on an individual block (e.g., separation work, construction of express feeders) would be short-term, construction of all separation components combined would range from 1.5 to 3 years. Local distribution system separation and activities at the Operations Control Center, PG&E retained facilities, system reinforcement locations and operations and maintenance equipment storage yards in San Francisco could proceed concurrently throughout construction.

Project construction hours would typically be consistent with local noise ordinances. Project construction in San Francisco would proceed up to seven days per week, except holidays, between 7 a.m. and 8 p.m. consistent with the City's noise ordinance. Construction in Brisbane would generally proceed between the hours of 7 a.m. and 7 p.m. on weekdays and 9 a.m. to 7 p.m. on weekends and holidays. Construction in Daly City would generally proceed between 8 a.m. and 5 p.m. on weekdays. Construction in unincorporated areas of San Mateo County would generally proceed between 7 a.m. and 6 p.m. on weekdays and 9 a.m. and 5 p.m. on Saturdays. Some nighttime construction may be needed to avoid affecting peak electricity demand or traffic considerations, which could require nighttime safety and security lighting. Temporary customer power service disruptions could occur during local distribution system separation work.

7. Operations and Maintenance

The SFPUC would be responsible for the continued operations and maintenance of the acquired Assets and new infrastructure in accordance with federal and state regulations and standards for the safe and reliable operation of the substation and the overhead and underground electric facilities. The total energy delivered to serve San Francisco electricity customers is not expected to change as a result of the proposed project.

Operations and maintenance of the system would involve routine inspections, meter readings, periodic testing, and as-needed repairs and replacement of existing equipment during regular maintenance cycles in accordance with prudent utility practice and manufacturers' recommendations. All distribution system facilities (overhead, underground and substations) would be inspected and maintained in accordance with California Public Utilities Commission guidelines and general orders (e.g., General Orders 165 and 174 for inspecting overhead and underground facilities, and substations, respectively). These are the same guidelines applicable to PG&E's existing operations and to SFPUC's current power operations.

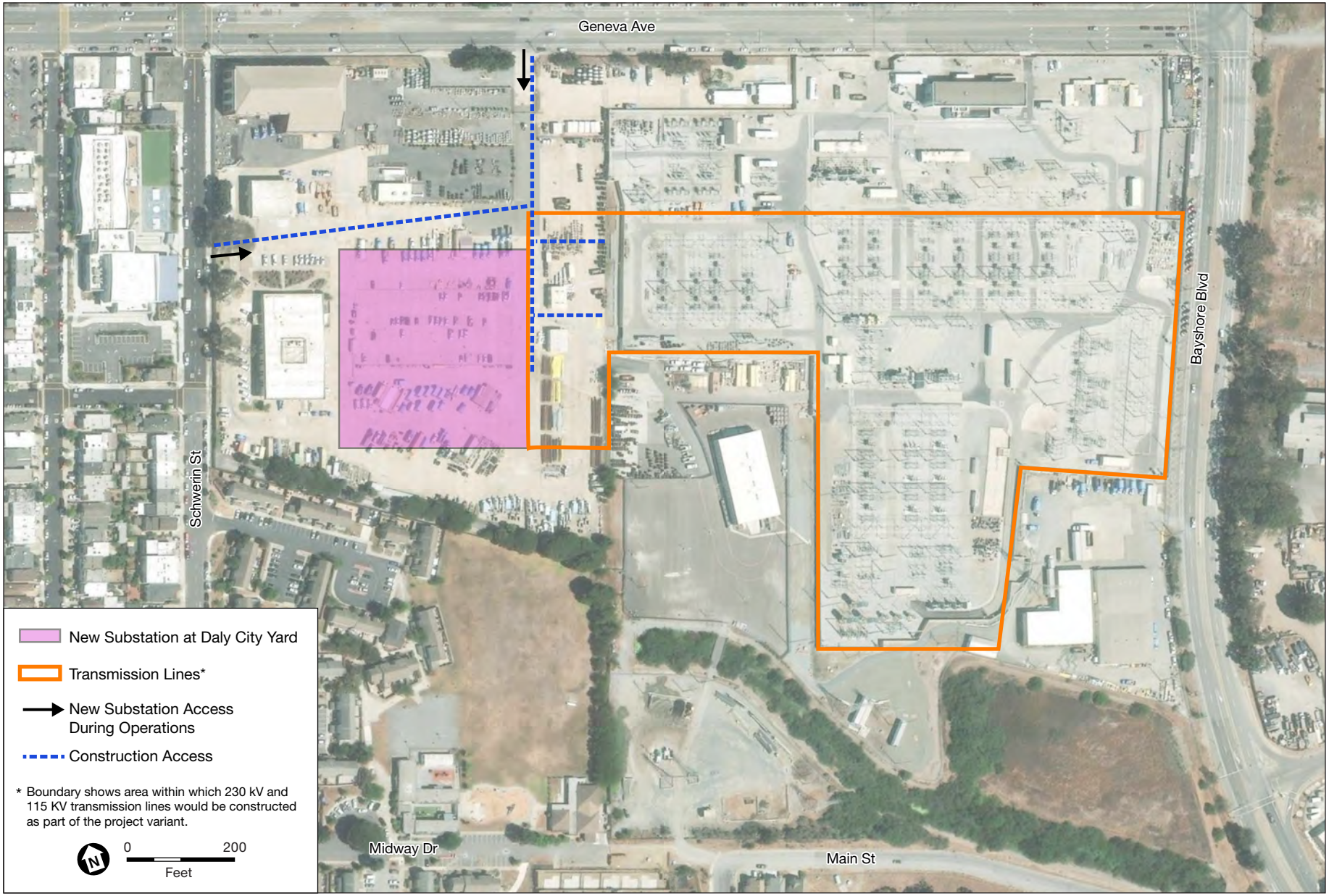
[13] Jack-and-bore is a method of horizontal boring for installation of pipe between two points without disturbing the surface between the sending and receiving pits; commonly referred to as micro tunneling.

The electrical system facilities currently operate 24 hours per day, seven days per week; no changes to operating hours are anticipated. The SFPUC anticipates approximately 200 to 400 employees may be hired for administration, operation and maintenance of the electrical system, and would be based at SFPUC offices, service yards, and the operations control center.

8. Project Variant (New Substation)

As a variant of the project, instead of reconfiguring the Martin Substation, as described in section 5.1 Martin Substation Separation above, the SFPUC could construct a new, gas-insulated substation at PG&E's adjacent Daly City Yard (see **Figure 6**). The components of the project variant would be the same as the proposed project, except that the variant would include construction of a new substation instead of the separation work at the existing Martin Substation, and the distribution express feeder lines would originate from the new substation. Unlike the existing Martin Substation, which is an outdoor, air-insulated, transmission and distribution substation, under the project variant the SFPUC would build a gas-insulated substation[14] that would contain high-voltage components (e.g., circuit-breakers and disconnect switches) within a two- to three-story structure (with maximum height of 30 feet) housing the gas-insulated equipment. The inert gas contained within the sealed equipment has two to three times the insulating ability of air, allowing a smaller footprint for the project variant substation. Transformers would be located outdoors, separated by firewalls. **Figure 7** shows a conceptual site rendering of the new substation. Lighting would be installed around the new structure and transformers, and an 8-foot-tall fence would be constructed around the site for safety and security. Underground transmission lines would need to be rerouted or constructed to connect the new substation to the Martin Substation and to the existing transmission lines that serve San Francisco. Additionally, a new distribution system would be needed within Martin Substation to maintain service to existing San Francisco customers. The new substation would require construction (including pile driving) within an area subject to environmental restrictions due to hazardous substances in soil and groundwater. A land use covenant currently restricts activities that would disturb the site cap on this parcel, and prohibits certain types of land uses (e.g., residential, hospital, school, daycare center). Construction and operation of a new substation on the site would require compliance with the restrictions, including obtaining DTSC approval of a soil management plan and a health and safety plan prior to any excavation. No demolition of existing structures would be required. However, PG&E's outdoor storage and parking areas may need to be relocated to accommodate the new substation.

[14] In a gas insulated substation, the equipment uses sulfur hexafluoride (SF6) gas to insulate the high voltage equipment. SF6 gas is an inert, non-toxic, and non-combustible gas that is denser than air and used as an insulating medium for electric equipment.



SOURCE: ESA, 2023

PG&E Asset Acquisition Project

Figure 6
Project Variant (New Substation) at Daly City Yard

SOURCE: SFPUC; ESA, 2023

PG&E Asset Acquisition Project

Figure 7
Conceptual Rendering of the Project Variant (New Substation)

9. Anticipated Permits and Approvals

The permits and approvals anticipated to be required from federal, state, and local agencies are listed below. The project could be subject to various local regulations and could require encroachment permits from Caltrans, San Mateo County, and/or various local jurisdictions. However, because California Government Code section 53091 et seq. provides that the SFPUC receive intergovernmental immunity from the zoning and building laws of other cities and counties, local regulations may not be applicable to the SFPUC. The SFPUC would also obtain any other regulatory approvals for the project, as required by law. SFPUC would acquire property rights as needed for the construction, installation, operation, and maintenance of proposed infrastructure on public land or private lands.

9.1 Federal Actions and Approvals

- Approval from the Federal Energy Regulatory Commission for FERC-jurisdictional facilities under Federal Power Act section 203.

9.2 State Actions and Approvals

- California Public Utilities Commission
  - Approval for transfer of utility assets
- Regional Water Quality Control Board, San Francisco Bay Region
  - Construction general permit and stormwater pollution prevention plan, if more than 1 acre of land is disturbed in areas outside of the combined sewer system (i.e., the separate sewer area)
- California Department of Toxic Substances Control
  - Approval of soil management plan and health and safety plan for excavation at the PG&E Daly City Yard and Martin Substation
  - Approval of excavation guideline for routine maintenance or installation of utility facilities
- California Coastal Commission Coastal Development Permit
  - Coastal Development Permit for construction within the coastal zone (retained jurisdiction)
- California Department of Transportation (Caltrans)
  - Encroachment permits, access permits
- Bay Area Air Quality Management District
  - Approval of a dust mitigation plan to address naturally-occurring asbestos
- San Francisco Bay Conservation and Development Commission
  - Development permit for construction within 100 feet of the San Francisco Bay shoreline

9.3 Local Actions and Approvals

- San Francisco Planning Commission
  - Certification of the PG&E Asset Acquisition Project EIR
  - Coastal Zone Permit for construction within San Francisco Coastal Zone

- San Francisco Public Utilities Commission
  - Adoption of CEQA findings and mitigation monitoring and reporting program
  - Issuance of a report pursuant to San Francisco Charter Section 16.101 (for acquisition of utility property)
  - Approval of the proposed project and revenue bonds
  - Approval of real estate rights transfer
- Board of Supervisors
  - Adoption of the CEQA findings and mitigation monitoring and reporting program adopted by the SFPUC
  - Adoption of an ordinance to authorize the issuance of revenue bonds
  - Approval of real estate rights transfer
- San Mateo County
  - Coastal Development Permit for construction within San Mateo County Coastal Zone
  - Public Works Department Encroachment permit
- Daly City
  - Coastal Development Permit for construction within Daly City Coastal Zone
  - Encroachment permit
- City of Brisbane
  - Encroachment permit
- Other City Departments
  - SFPUC will consult and coordinate with San Francisco departments, including without limitation San Francisco Public Works, Department of Building Inspection, Department of Public Health, and the Municipal Transportation Agency, to ensure that soil disturbance and site mitigation, street and sidewalk improvements, on-street parking modifications, dust control, noise control, and building construction complies with substantive requirements of applicable local laws.

10. Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. Therefore, the San Francisco Planning Department will prepare an initial study and EIR in accordance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The EIR will evaluate the construction and operational impacts of the project and variant. The EIR will examine the potential for significant physical environmental effects, identify mitigation measures that could avoid or reduce potential significant effects, and analyze whether the mitigation measures would reduce the environmental effects to a less-than-significant level. The environmental review will not address ongoing operation of existing facilities that would not change as a result of the project. The initial study, which helps to determine the range of EIR analysis, will be published as an appendix to the draft EIR and will be considered part of the EIR. The document will consider both project-specific and cumulative impacts for all topics in the San Francisco Planning Department's initial study checklist. Key environmental topics to be addressed in the EIR (including the initial study) are described briefly below.

10.1 Aesthetics

Aboveground project components would consist of new or modified electrical equipment or structures in locations where similar electrical equipment already exists. Project construction would involve equipment operating in urbanized areas, along roadways, sidewalks, and within or adjacent to existing electrical facilities. Project construction could require nighttime safety and security lighting, which would temporarily affect project area aesthetics. The EIR's aesthetics analysis will consider potential project effects from temporary construction activities and permanent facilities on scenic vistas, scenic resources, conflicts with applicable zoning and other regulations regarding scenic quality, as well as impacts related to new light or glare.

10.2 Cultural Resources

Project construction would involve ground disturbance and building modifications. Archeological and historical resources have been documented in the vicinity of the project area. The EIR will assess the potential for the project to result in significant impacts to archeological resources and historical resources. The analysis will consider historic and prehistoric archeological deposits and historic buildings or structures ("historical resources"). The EIR will describe the historical resources and potential historical resources on the project site, assess the potential for subsurface archeological resources to be present, and identify potential impacts of the project on these resources.

10.3 Tribal Cultural Resources

The EIR will assess the potential for the project to result in significant impacts to tribal cultural resources. The planning department will notify Native American tribal representatives and will undertake consultation if requested.

10.4 Noise

Project construction would include the use of heavy equipment, which would temporarily increase noise and vibration levels in the project area. In addition, with new substation facilities, operational noise near the Martin Substation could also change. The EIR will include analysis of noise compatibility standards for residential and other land uses and discuss the long-term impacts of noise that could result from the proposed project. Short-term construction-related noise and vibration impacts also will be described, and the analysis will evaluate the potential for noise from the project to adversely affect nearby sensitive land uses.

10.5 Air Quality

The project would require the use of heavy construction equipment. The EIR will describe the existing conditions in the project area and at surrounding sensitive land uses, and evaluate project consistency with applicable air quality plans and standards and the potential to emit odors that could affect substantial numbers of people. The air quality analysis will include quantification of both construction- and operations-related air pollutant emissions and will evaluate potential health risk effects from emissions of toxic air contaminants, including effects on residents near the project site.

10.6 Biological Resources

Project construction would involve vegetation removal, increased noise, potential nighttime noise and lighting, and ground disturbance in urban areas. While the project area's ecology has been substantially

modified over the years, the western portion of the local distribution system separation construction activities could occur in areas that provide less disturbed habitat for biological resources, including special-status plants and animals. The EIR will analyze potential direct, indirect, and cumulative effects of project construction and operation on special-status plants and animals and their habitats; sensitive natural communities; movement of any native resident or migratory fish or wildlife species; and potential conflicts with the substantive requirements of the relevant, applicable local policies, codes, and ordinances, such as San Francisco's urban forestry ordinance.

10.7 Hazards and Hazardous Materials

The project would include activities on a project site that is on a hazardous materials sites list compiled pursuant to Government Code Section 65962.5 (commonly called the Cortese List). In addition, because the distribution express feeder lines would be located in the public right-of-way adjacent to hazardous materials sites, excavations could encounter hazardous substances in soil or groundwater. The EIR's hazards and hazardous materials analysis will assess the project's potential to create a significant hazard to the public or the environment, including through reasonably foreseeable upset and accident conditions or due to being located on a site which is included on the Cortese List. The EIR will also assess whether the project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

10.8 Other Environmental Issues and Topics

All topics listed on the City's initial study checklist will be considered in the project EIR. In addition to the key topics identified above, potential effects associated with the environmental topics listed below will also be analyzed.

- Land Use and Planning
- Population and Housing
- Transportation and Circulation
- Greenhouse Gas Emissions
- Wind and Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Geology, Soils, Seismicity, and Paleontological Resources
- Hydrology and Water Quality
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire
- Mandatory Findings of Significance

Pursuant to CEQA, the EIR will further analyze a range of alternatives that would reduce or avoid potential significant environmental impacts identified in the EIR, including a No Project Alternative, as described in CEQA Guidelines section 15126.6. The EIR will also address other topics required by CEQA, including growth-inducing impacts; significant unavoidable impacts; significant irreversible impacts; known controversy associated with environmental effects; issues to be resolved by the decision-makers; and the potential for the project to contribute to significant cumulative effects.

11. Finding

This project may have a significant effect on the environment and an environmental impact report is required. This determination is based upon the criteria of the CEQA Guidelines sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of an EIR is to provide information about potential significant physical environmental effects of a proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to a proposed project. Preparation of a NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in an EIR.

12. Public Scoping Process

You may participate in the public process for the proposed project's environmental review by submitting written or oral comments to the planning department. All comments, whether written or oral, have equal consideration in the environmental review process. Your comments should focus on significant environmental issues about the project information that would help the environmental analysis or factors to consider in the environmental analysis. The following sections describe how to provide oral or written comments to the planning department.

The planning department will hold three public scoping meetings to receive oral comments concerning the scope of the EIR. The two in-person meetings will be held on **Tuesday**, **July 11, 2023**, **at 6 p.m. at the San Francisco Planning Department (49 South Van Ness Avenue, 1st Floor, Room 0196, San Francisco, CA 94103) and Saturday**, **July 15**, **2023**, **at 10 a.m. at the Mission Blue Center in Brisbane (475 Mission Blue Drive**, **Brisbane**, **CA 94005)**. Each meeting will consist of the same staff presentation describing the project background, proposed features, and the environmental review process, followed by an opportunity for the public to provide oral comments. Because the scoping meeting format does not provide an opportunity for planning staff to respond to questions, an informational open house will occur prior to the in-person scoping meetings on July 11th from 6 to 6:30 p.m. and July 15th, from 10 to 10:30 a.m.

One online scoping meeting will be held on **Thursday July 13 at 6:30 p.m.**, accessible at https://bit.ly/pgepowerassets. The public can also participate in the online scoping meeting by telephone (877-853-5247, webinar ID: 896 8704 9846). Staff's scoping meeting presentation, meeting procedures, and instructions—including on how to provide oral comments—are available at sfplanning.org/sfceqadocs. To request a language interpreter, assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact Candace SooHoo, at (628) 652-7616 or candace.soohoo@sfgov.org at least 72 hours in advance of the meeting to help ensure availability.

As noted above, the staff presentation video is also available on the department's website and may be viewed at any time. Written comments will be accepted **until 5 p.m**. **on Friday**, **July 28**, **2023**. Written comments should be mailed to Julie Moore, EIR Coordinator, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.PGEPowerAssetsEIR@sfgov.org. Your comments should focus on significant environmental issues concerning the project, information that would help the environmental analysis or factors to consider in the environmental analysis. Members of the public are encouraged to participate in the scoping process.

State Agencies: If you represent an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions or input concerning environmental review of the proposed project, please contact **Julie Moore** at (628) 652-7566 or CPC.PGEPowerAssetsEIR@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the commission or the department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

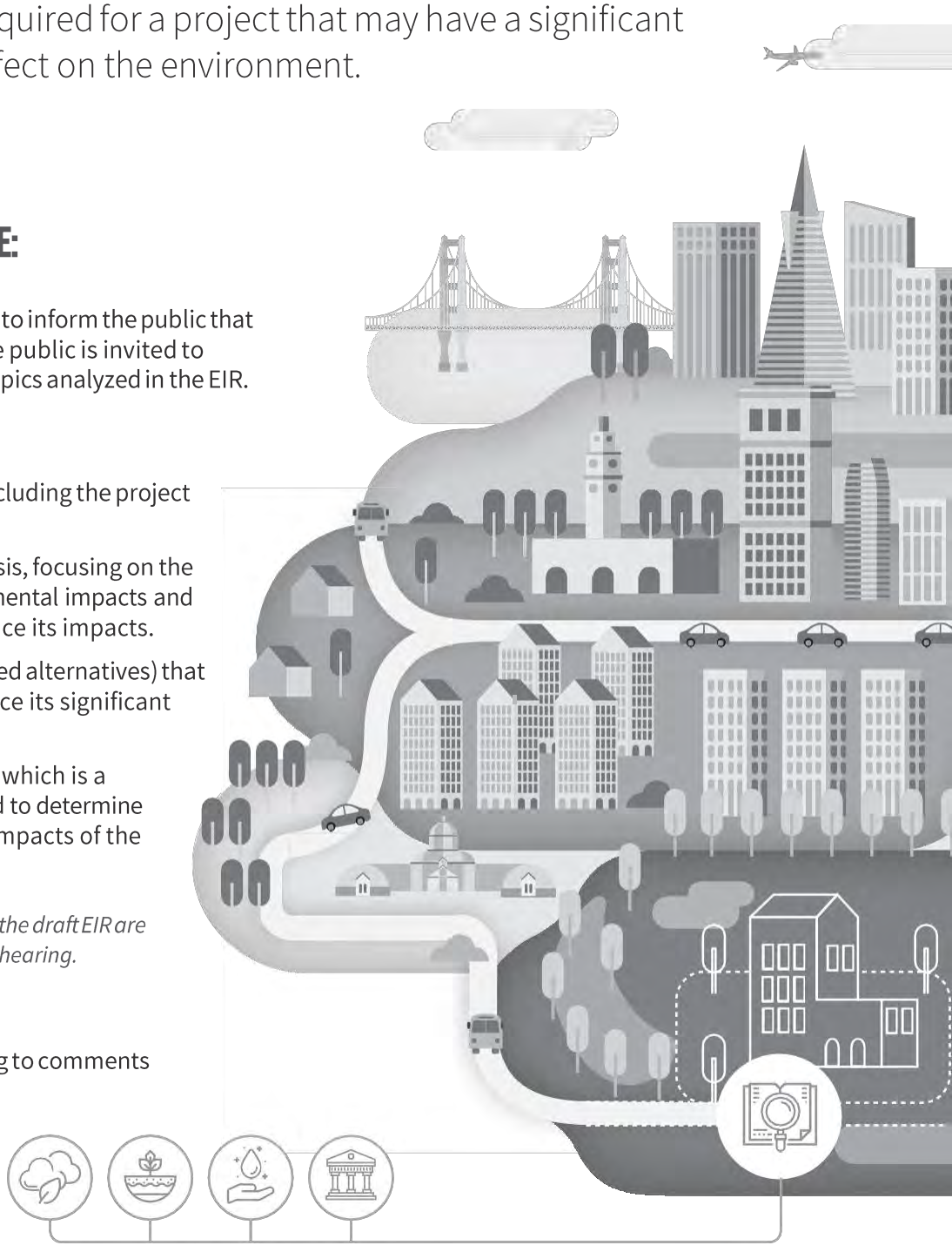
June 28, 2023
Date

Lisa Gibson
Environmental Review Officer

EIR

WHAT IS AN EIR?

An environmental impact report (EIR) is a study required for a project that may have a significant effect on the environment.



THE BASIC PARTS OF AN EIR ARE:

1. **Notice of Preparation:** a notice to inform the public that the City is preparing an EIR. The public is invited to comment on the scope of and topics analyzed in the EIR.

2. **Draft EIR** includes:
   - Description of the project, including the project goals (called objectives).
   - Environmental impact analysis, focusing on the project's significant environmental impacts and mitigation measures to reduce its impacts.
   - A range of other options (called alternatives) that meet project goals and reduce its significant impacts.
   - May include an initial study, which is a preliminary analysis prepared to determine the relative environmental impacts of the project.

   Public comments on the accuracy of the draft EIR are accepted in writing and at a public hearing.

3. **Responses to Comments:**
   A document formally responding to comments received on the draft EIR.

THE PURPOSE OF AN EIR IS:

To inform decision makers and the public about the potential significant environment impacts of a proposed project. Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

The EIR analysis includes alternatives to the project that would avoid or substantially lessen the proposed project's impacts. The alternatives must meet most of the basic project objectives.

San Francisco Planning

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EIR STEPS

1 SCOPING

Determines the scope of the EIR in consultation with agencies, the public, and the applicant proposing the project. The EIR notice of preparation describes the project and EIR process. This notice may include the initial study.

2 DRAFT EIR

Incorporates prior public comment, and includes project description, environmental impact analysis, and alternatives. This may include an initial study, if not previously published.

3 PUBLIC COMMENT PERIOD

a. Draft EIR public hearing

b. Written public comments accepted

4 RESPONSES TO COMMENTS

Responds to comments on the draft EIR and makes revisions to draft EIR, as needed.

5 EIR CERTIFICATION

The Planning Commission certifies the final EIR (the draft EIR and the Responses to Comments document) if it is adequate, accurate, and complete. It is not a project approval.

PROJECT APPROVAL

After the final EIR is complete, the City determines whether to approve the project or an alternative to the project.

HOW CAN I PARTICIPATE?

SCOPING PERIOD - 30 DAYS

Written comments accepted throughout the 30 day period. Some projects have public meetings called scoping meetings, which anyone can attend to learn about the project and make comments on the environmental analysis topics, methods, or potential alternatives.

DRAFT EIR PUBLIC COMMENT PERIOD

Once the draft EIR is published, written comments are accepted during the comment period, which is generally 45 days. Spoken comments are also accepted at the Planning Commission draft EIR hearing.

For some projects, the Historic Preservation Commission comments on the draft EIR.

DRAFT EIR HEARING AT PLANNING COMMISSION

The Planning Commission comments on the draft EIR during one of their regularly scheduled hearings. During this hearing, the public also can provide spoken comments on the draft EIR either by calling in or attending the hearing in person.

Public participation is encouraged throughout the process. Each icon above represents a different way to share your thoughts. You can always contact Planning Department staff on any questions too.

Written comments are accepted as part of the formal EIR record

Spoken comments are accepted as part of the formal EIR record

Comment period

What is an environmental effect? EIRs consider how a project may affect a wide range of topics as part of the "physical environment." Topics range from air quality and noise to transportation and historic resources.

What is a mitigation measure? Mitigation measures identify the ways that the environmental damage can be avoided or reduced.

MORE QUESTIONS ON THIS PARTICULAR PROJECT?

Contact the assigned environmental planner

WHERE CAN I FIND MORE INFORMATION?

To learn more, please visit:
sfplanning.org/environmental-review

To view all published EIR documents:
sfplanning.org/sfceqadocs

To learn more about CEQA:
sfplanning.org/whatisCEQA