

PUBLIC NOTICE

AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION		PUBLIC HEARING INFORMATION	
Project Title:	PG&E Power Asset Acquisition Project	<i>Hearing Date:</i>	April 17, 2025
<i>Project Address:</i>	Various Locations in San Francisco and San Mateo counties	<i>Time:</i>	12:00 pm or later
Case No.:	2023-005370ENV	<i>Location:</i>	In-person hearing (see below and visit https://sfplanning.org/planning-commission for details)
<i>Block/Lot Nos.:</i>	Various	<i>Case Type:</i>	Environmental (Draft EIR)
<i>Zoning District(s):</i>	Various	<i>Hearing Body:</i>	Planning Commission
<i>Neighborhoods:</i>	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		
<i>Project Sponsor:</i>	San Francisco Public Utilities Commission Sue Chau – 415.554.3238		
<i>EIR Coordinator:</i>	Julie Moore – 628.652.7566 CPC.PGEPowerAssetsEIR@sfgov.org		

The San Francisco Planning Department (San Francisco Planning) has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the draft environmental impact report (Draft EIR). Refer to the Project Description and Purpose of Notice sections below for more information.

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 City would own, operate, and maintain the electricity grid in San Francisco, most of which is currently owned by PG&E. This project 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 City 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 the City and PG&E. The City 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 City would modify the existing Martin Substation (or construct a new substation, which is analyzed in the EIR as a new substation variant), construct new underground distribution express feeders, and modify the existing distribution infrastructure. The distribution express feeders alignment would be approximately 3.8 miles long and generally 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 approximately 3 years after the purchase and transfer of the Assets.

Draft EIR: The Draft EIR finds that the project could result in significant unavoidable impacts related to noise. The Draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and identifies feasible mitigation measures and alternatives that would avoid or reduce project impacts. The Draft EIR is available for public review and comment on the San Francisco Planning’s website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Paper copies and electronic copies (on a flash drive) of the Draft EIR are available upon request to the project planner. Referenced materials are available at <https://tinyurl.com/pgepoweraseteir>.

Projects on State Hazardous Materials Lists:

As required by CEQA Guidelines section 15087(c)(6), the following information is provided because the project site contains multiple listed properties included on the GeoTracker (State Water Resources Control Board) and EnviroStor (California Department of Toxic Substances Control) lists compiled pursuant to California Government Code section 65962.5. The detailed list of properties and their regulatory identification numbers are available at sfplanning.org/sfceqadocs, or by contacting CPC.PGEPowerAssetsEIR@sfgov.org.

Purpose of Notice

You are not required to take any action. If you wish to comment on the adequacy of the Draft EIR, you may do so in either or both of the following ways:

WRITTEN COMMENTS		COMMENTS AT THE PUBLIC HEARING	
<i>Planner:</i>	Julie Moore	<i>Location:</i>	City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400
<i>Via Mail:</i>	49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103		April 17, at 12 p.m. or later (see hearing agenda)
<i>Via Email:</i>	CPC.PGEPowerAssetsEIR@sfgov.org		
<i>From:</i>	March 19, 2025, to 5 p.m. on Monday, May 5, 2025		

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning staff to receive comments on the adequacy and accuracy of the Draft EIR. The commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing. Additional information may be found on San Francisco Planning's website or by contacting the EIR coordinator listed above.

General Information About Procedures

Members of the public are not required to provide personal identifying information when they communicate with the department. All written or oral communications available, including submitted personal contact information, may be made available for inspection and copying upon request from the public. These communications may also be posted on the department's website or in other public documents. Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

At the close of the public review period, San Francisco Planning will prepare and publish a Responses to Comments document to respond to all substantive comments on the Draft EIR presented at the public hearing and received in writing during the public review period. It may also specify changes to this Draft EIR. The Responses to Comments document and all other associated documents will be made available at sfplanning.org/sfceqadocs. All commenters that provide an email or physical address will receive a notice of the Responses to Comments document availability. The Draft EIR together with the Responses to Comments document will be considered by the San Francisco Planning Commission in an advertised public meeting and will be certified as a Final EIR if deemed adequate.



Date: **March 19, 2025**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns the **Pacific Gas and Electric (PG&E) Power Asset Acquisition Project (2023-005370ENV)**. You may provide comments by **5/05/2025** or request future project updates from the staff contact indicated in the attached notice. There is a hearing before the Planning Commission scheduled for **04/17/2025**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please see <https://tinyurl.com/SFPlanningPGE> or call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項項目的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及太平洋瓦斯電力公司 (PG&E) 電力資產收購項目 (2023-005370ENV) 的項目。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **5/05/2025** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解項目的最新發展。 [規劃委員會定於 2025 年 4 月 17 日召開聽證會]。

請參閱 <https://tinyurl.com/SFPlanningPGE> 或致電 **628.652.7550** 索取該通知的中文版本。請注意，規劃部門至少需要一個工作天才能回覆您的電話。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne el proyecto de adquisición de activos de energía de Pacific Gas and Electric (PG&E) (2023-005370ENV). Usted puede entregar sus opiniones y comentarios a más tardar el **5/5/2025** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto. Hay una audiencia ante la Comisión de Planificación programada para el 17 de abril del 2025.

Para obtener información sobre este aviso en español, <https://tinyurl.com/SFPlanningPGE>, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang inyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto (**2023-005370ENV**). Maaari kang magbigay ng mga komento sa **05/05/2025** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso. Mayroong pagdinig bago sa naka-iskedyul na Komisyon sa Pagpapalano para sa 04/17/2025.

Para makakuha ng impormasyon tungkol sa notice na ito sa Filipino, mangyaring tingnan ang <https://tinyurl.com/SFplanningPGE> o tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.

EIR

WHAT IS AN EIR?

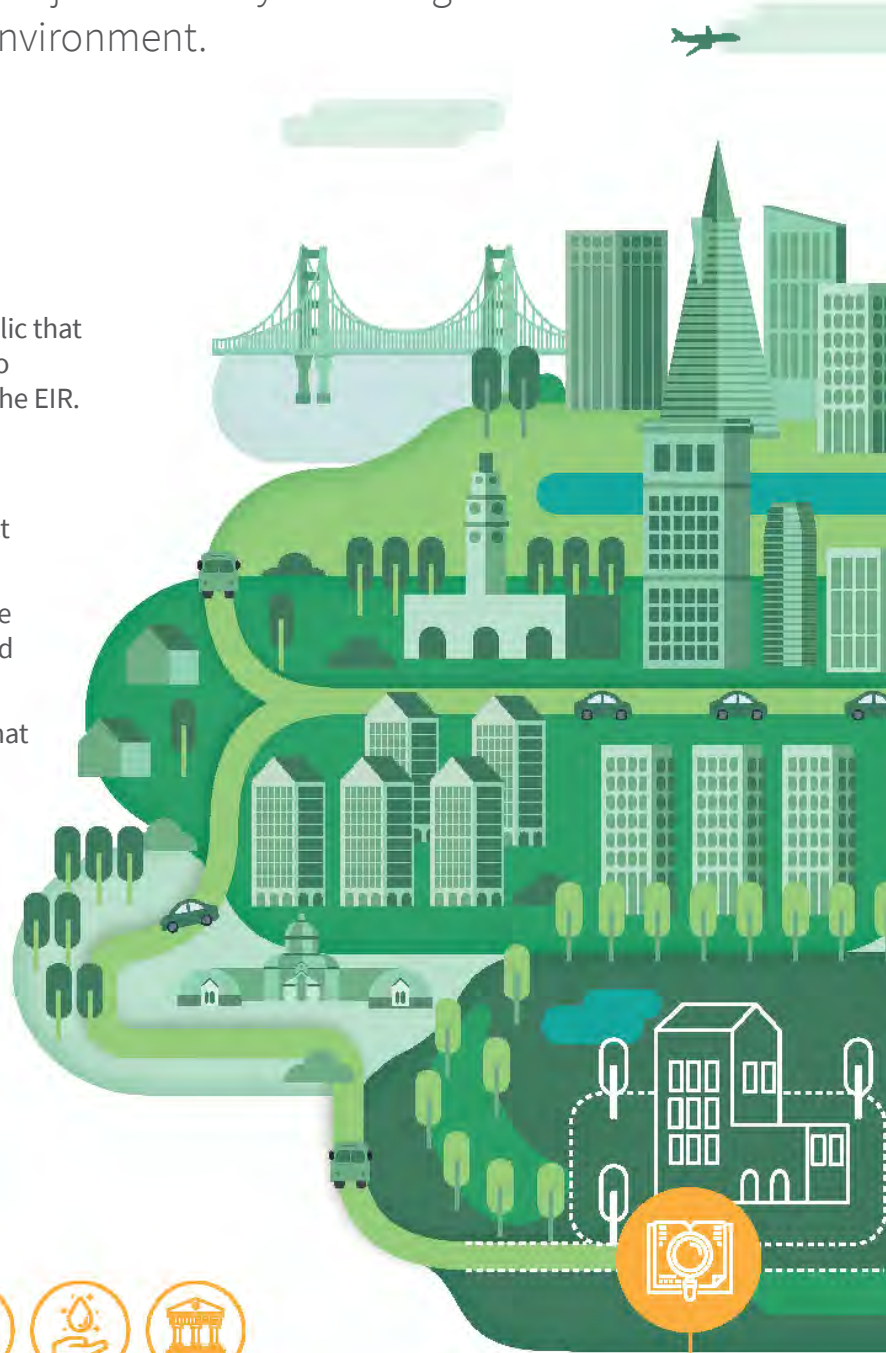
An environmental impact report (EIR) is a study required for a project that may have a significant effect on the environment.

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

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



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