

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE

SAN FRANCISCO, CA 94102-3298



March 26, 2019

Advice Letter 5483-E

Mr. Erik Jacobson
Director, Regulatory Relations
c/o Megan Lawson
Pacific Gas and Electric Company
77 Beale Street, Mail Code B13U
P.O. Box 770000
San Francisco, CA 94177

Subject: Submits Notice of Construction, Pursuant to General Order 131-D, for the Construction of the Hunters Point Substation Rebuild Project in the City of San Francisco, County of San Francisco.

Dear Mr. Jacobson:

Summary

The CPUC Energy Division hereby approves the PG&E Advice Letter (AL) 5483-E dated February 13, 2019, for a categorical exemption and allows PG&E to submit a Notice of Construction pursuant to General Order 131-D for its Hunters Point Substation Rebuild Project. AL 5483-E is approved with an effective date of March 26, 2019.

PG&E is requested to provide the following documents to the Energy Division Central Files prior to beginning construction.

- a) Documentation from the Department of Toxic Substance Control (DTSC) verifying that a soil management plan suitable for the proposed project has received DTSC approval; and
- b) Documentation from the Director of the San Francisco Department of Public Health (DPH) confirming that DPH has ruled that Health Code 22.A.9-Known Hazardous Substance Site is applicable to the proposed substation site.

Background

PG&E filed an Advice Letter 5483-E (Advice Letter) on February 13, 2019. In the Advice Letter, PG&E proposed exemption from a Permit to Construct claiming the project is an in-fill development under 14 Code of California Regulations (CCR) subsection 15332 and a minor relocation under General Order (GO) 131-D subsection III.B.1.c. The advice letter provided a notice of proposed construction based on the noticing requirements found in GO 131-D, Section XI. The Energy Division did not receive any Protests to the advice letter filing.

PG&E proposes to rebuild its existing Hunters Point Substation, currently located at the northeast corner of Evans Avenue and Hunters Point Boulevard in San Francisco within the Bayview Hunters Point neighborhood. PG&E states that the proposed project would improve transmission and distribution system reliability and ensure safe and reliable electric service to the City and County of San Francisco.

The new location would be on a PG&E-owned 1.8-acre parcel at the northwest corner of Evans Avenue and Jennings Street, approximately 370 feet down the street from the current substation site in an existing urban area zoned PDR-2: Production, Distribution, and Repair. In addition, six existing 115 kV power lines would be re-routed into the new substation site. The footage for the six underground line segments being relocated total 4,902 feet. They range in length from 630 to 1,338 feet and will be buried at a typical depth of 5 to 13 feet. Many of the proposed substation's facilities, including gas insulated switchgear, cable vaults, control equipment, and other ancillary facilities, will be enclosed within a building. The proposed building has an overall height of 97 feet on the south side and 107 feet on the north side. Transformers, circuit breakers, and other related facilities will be located behind the building.

The proposed project would re-use the site of the former Hunter's Point Power Plant Tank Farm (Area I). Because of the presence of contaminated soil, it has been investigated and remediated under oversight by the DTSC Brownfields and Environmental Restoration Program. In November 2013, DTSC issued a Remedial Action Completion Report Approval Letter for the proposed substation site. PG&E submitted the final Certificate of Completion from DTSC dated December 18, 2018. PG&E is seeking to redevelop and re-purpose the site to become the new location of the Hunter's Point Substation.

Disposition

Energy Division approves PG&E Advice Letter 5483-E because Commission Staff (Staff) has verified that PG&E has provided the additional documentation to comply with G.O. 131-D subsection IX.B required by Staff's letter dated September 13, 2018. Staff reviewed the AL which addressed the specific conditions in 14 CCR 15332 (a) ¹ and 14 CCR 15332 (d) ² and concludes that it is acceptable to justify the proposed exemptions from the Permit to Construct.

Relevant documentation that Staff has received and accepted from PG&E is listed as follows:

- Disclosure within AL 5483-E that hazardous substances and hazardous materials including lead, arsenic, and polycyclic aromatic hydrocarbons remain at the property above levels acceptable for unrestricted land use, but allowable for the proposed substation project. PG&E stated that there is naturally occurring asbestos present in rock and soil in the region and at the site.
- AL 5483-E states that PG&E is redeveloping the site and that its proposed excavation and construction activities would be performed under the terms/conditions of its authorized Land Use Covenant and Agreement; and a project specific DTSC approved soil management plan.
- AL 5483-E states, "The proposed project, when executed in full compliance with a project-specific DTSC approved soil management plan, will not present an unacceptable risk to present and future health or safety or the environment."
- Notice of Determination dated November 1, 2018 and filed on November 8, 2018 in case number 2014-002541ENV that included final approval actions (file number 180680) by the City and County of San Francisco to amend the Planning Code which adopted building heights up to 160 feet.

¹ 14 CCR 15332 (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

² 14 CCR 15332 (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- DTSC “Certificate of Completion” issued December 18, 2018 which certifies that the voluntary site investigation and remedial action for Area I within PG&E Hunters Point Power Plant Site has been satisfactorily completed.

Energy Division requests that PG&E provide two additional documents prior to beginning construction. The two documents include: a) A document from DTSC verifying that a soil management plan suitable for the proposed project has received DTSC approval; and b) Documentation from the Director of the San Francisco Department of Public Health confirming that DPH has ruled that Health Code 22.A.9-Known Hazardous Substance Site is applicable to the project planned for the proposed substation site.

PG&E should provide these documents to Commission Staff individuals identified in the carbon copy (cc) distribution list below and to the designated Energy Division electronic mailbox via electronic copy at: EnergyDivisionCentralFiles@cpuc.ca.gov.

Advice Letter 5483-E is approved and is effective as of March 26, 2019.

Sincerely,



Edward Randolph
Deputy Executive Director for Energy and Climate Policy/
Director, Energy Division.

cc:

Mary Jo Borak (Maryjo.Borak@cpuc.ca.gov);
David Kraska (DTK5@pge.com);
Brandon Liddell (Bxlg@pge.com);
Matthew Plummer (M3PU@pge.com);
Jason Reiger (Jonathon.Reiger@cpuc.ca.gov);
Joyce Steingass (Joyce.Steingass@cpuc.ca.gov);
Molly Sterkel (Meredith.Sterkel@cpuc.ca.gov);
EDTariffUnit@cpuc.ca.gov;
PGETariffs@pge.com.



Erik Jacobson
Director
Regulatory Relations

Pacific Gas and Electric Company
77 Beale St., Mail Code B13U
P.O. Box 770000
San Francisco, CA 94177

Fax: 415-973-3582

February 13, 2019

Advice 5483-E
(Pacific Gas and Electric Company ID U39 E)

Public Utilities Commission of the State of California

Subject: Submits Notice of Construction, Pursuant to General Order 131-D, for the Construction of the Hunters Point Substation Rebuild Project in the City of San Francisco, County of San Francisco

Pacific Gas and Electric Company (“PG&E” or “the Company”) hereby submits notice pursuant to General Order (G.O.) 131-D, Section XI, Subsection B.4, of the construction of facilities that are exempt from a Permit to Construct.

Purpose

This advice letter provides a copy of the Notice of Proposed Construction (Attachment I) and the Notice Distribution List, which comply with the noticing requirements found in G.O. 131-D, Section XI.

Background

In order to improve transmission and distribution system reliability and ensure safe and reliable electric service to the City and County of San Francisco (City), Pacific Gas and Electric Company (PG&E) is proposing to rebuild its existing Hunters Point Substation, currently located at the northeast corner of Evans Avenue and Hunters Point Boulevard in the City of San Francisco, at a new location. The new location is on a PG&E-owned 1.8 acre parcel at 1180 Evans Avenue, Assessor’s Parcel Number 4570-024, at the northwest corner of Evans Avenue and Jennings Street (proposed substation site). It is approximately 370 feet down the street from the current substation site in an existing urban area zoned PDR-2: Production, Distribution, and Repair. In addition, six existing 115 kV power lines will be re-routed into the new substation site.

Many of the proposed substation’s facilities, including gas insulated switchgear, cable vaults, control equipment, and other ancillary facilities, will be enclosed within a building located along Evans Avenue; the building is proposed to be approximately 174 feet wide by 86 feet deep with an overall height of approximately 97 feet at the building’s south side facing Evans Avenue and approximately 107 feet at its north side.

Transformers, circuit breakers, and other related facilities will be located behind the building. A decorative concrete wall approximately 16 to 22 feet tall is proposed around the remaining property line perimeter, with entrance gates at the southwest corner of the property off of Evans Avenue and at the northeast corner of the property off of Jennings Street.

Although the proposed substation building height exceeds the zoning building height restriction of 65 feet, the proposed substation building height will be consistent with future building heights in the area. Effective December 2, 2018, the City of San Francisco Board of Supervisors amended the planning code to adopt building height maximum in the India Basin Special Use District. An example of future building heights in the area exceeding 65 feet includes the proposed India Basin Mixed-Use Project (Case Number 2014-002541 DVA) which plans for building heights up to 160 feet. PG&E provided to the CPUC documentation of approval of the India Basin Mixed-Use Project by the City after the City of San Francisco Board of Supervisors approved the project and a California Environmental Quality Act (CEQA) Notice of Determination was filed with the California State Clearinghouse.

The six underground line segments being relocated range in length from 630 to 1,338 feet and will be buried at a typical depth of 5 to 13 feet, in compliance with the City and County of San Francisco Health Code Article 22A (“Maher Ordinance”) governing the excavation and handling of potentially contaminated soils, as follows:

- PG&E’s existing HP-1 115 kV underground power line will be relocated underground approximately 633 feet within Evans Avenue from approximately 150 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing HP-3 115 kV overhead and underground power line will be relocated underground approximately 1,338 feet within Hawes Street, Hunters Point Boulevard and Evans Avenue from approximately 150 feet north of the intersection of Innes Avenue and Hawes Street to the new substation site.
- The existing HP-4 115 kV underground power line will be relocated underground approximately 822 feet within Evans Avenue from approximately 540 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing AP-1 115 kV underground power line will be relocated underground approximately 794 feet within Evans Avenue from approximately 587 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing PX-1 115 kV underground power line will be relocated underground approximately 685 feet within Evans Avenue from approximately 181 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing PX-2 115 kV overhead and underground power line will be relocated underground approximately 630 feet within Fairfax Avenue, Keith Street, and Evans Avenue from approximately 630 feet east of the intersection of Mendell Street and Fairfax Avenue to the new substation site.

Also as part of the project, the existing commercial construction materials currently stored at the proposed substation site will be removed. Construction is planned to begin in the first quarter of 2020, or as soon as possible after permitting is completed, and is planned to be completed in the second quarter of 2024, or as soon as possible.

CPUC General Order 131-D, Section III, Subsection B.1, exempts projects meeting specific conditions from the CPUC's requirement to file an application requesting authority to construct. The Company believes this project qualifies for the following exemption(s),

- c. "the minor relocation of existing power line facilities up to 2,000 feet in length, or the intersetting of additional support structures between existing support structures."
- h. "the construction of projects that are statutorily or categorically exempt pursuant to § 15260 et seq. of the Guidelines adopted to implement the CEQA, 14 California Code of Regulations (CCR) § 15000 et seq. (CEQA Guidelines)." The substation is categorically exempt under 14 CCR § 15332 (Class 32, In-Fill Development Projects)."

PG&E believes the project will not result in any significant environmental effects and that it qualifies for the "in-fill development" categorical exemption found in CEQA Guidelines § 15332 because it meets each of the five requirements for that exemption at subsections (a) through (e):

(a) The project is generally consistent with the City of San Francisco general plan designation, all applicable general plan policies, the zoning designation, and all but one zoning regulation (building height). The CPUC's authority can preempt certain local zoning regulations (e.g. building height restrictions) when addressing matters of statewide importance like the electrical grid. Moreover, the proposed substation design generally conforms to the City's General Plan based upon the successful incorporation of City General Plan guidelines including policies 1.1, 1.6 and 3.3 among others. The City Planning Department has also been consulted throughout the design/review process for their input.

(b) The proposed substation site is within the City limits, is smaller than 5 acres, and is surrounded by urban uses.

(c) The proposed substation site has no value as habitat for endangered, rare or threatened species.

(d) The project will not result in any significant effects relating to traffic, noise, air quality or water quality with implementation of the following PG&E best management practices; and required regulations, plans and permits:

- Traffic: PG&E will apply for local ministerial excavation and traffic permits from the City of San Francisco that control detours, work hours, and traffic management. PG&E will consult with the San Francisco Municipal Transportation Agency to reduce potential interruptions to service. PG&E will also coordinate with emergency services to ensure safe passage through work areas.
- Noise: The City of San Francisco allows construction between the hours of 7:00 am and 8:00pm, seven days a week, including holidays. Construction outside of those

hours is also permissible with a ministerial night noise construction permit. Although PG&E's project is not subject to local noise ordinances, it must comply with local encroachment permit conditions that include similar limitations on hours of work. Even where not technically required, PG&E's substation construction would follow the City's construction hour requirements and, if necessary, obtain a night noise construction permit when construction activities are outside these hours. Excavation in city streets would be subject to the City's encroachment permit conditions, including hours of work. Equipment will be fitted with mufflers or other devices to reduce noise when working near residences or businesses.

- Air Quality: PG&E will minimize fugitive dust per Bay Area Air Quality Management District (BAAQMD) CEQA guidelines. PG&E will submit an Asbestos Dust Mitigation Plan to the BAAQMD for approval prior to construction. In addition, PG&E will implement air quality requirements in a California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) approved Soil Management Plan for the substation site and in accordance with City and County of San Francisco Health Code Article 22B.
 - Water Quality: PG&E will conduct soil sampling and potholing prior to start of construction. Soil and groundwater sample characterization will determine appropriate groundwater disposal methods and necessary personnel protection equipment while handling in accordance with applicable regulations. PG&E will also follow water handling requirements detailed in a DTSC approved Soil Management Plan for the proposed substation site and in accordance with the Maher Ordinance provisions for excavation in City street franchise.
- (e) The site can be adequately served by all required utilities and public services.

The exceptions to the exemption set forth in CEQA Guidelines § 15300.2 do not apply, as the project would not result in any other significant environmental effects due to unusual circumstances or cumulative impacts.

Additionally, G.O. 131-D requires utilities to employ "no cost" and specified "low cost" measures to reduce public exposure to electric and magnetic fields (EMFs) in accordance with CPUC Decision 06-01-042 and the "EMF Guidelines for Electrical Facilities" prepared in compliance with that decision. The following measures are proposed for this project:

- Locate high current devices, transformers, 115 kV gas insulated substation, 12 kV metal-clad switchgear, bus ducts, and reactors away from the substation property lines.
- Locate underground duct banks away from the adjacent property lines to the extent practical.

The proposed project would re-use a portion of the site of the former PG&E Hunter's Point Power Plant (Area I). Cal EnviroScreen (<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>) identifies the local area as disproportionately burdened by multiple sources of pollution by assigning its

highest score (91% to 100%). Hazardous substances and materials including lead, arsenic, and polycyclic aromatic hydrocarbons remain at the proposed substation site above levels acceptable for unrestricted land use, but allowable for the proposed substation project. Naturally occurring asbestos is also present in the rock and soil in the region and at the site.

Because of the presence of contaminated soil, the proposed substation site was investigated and remediated under the oversight of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). The proposed project, when executed in full compliance with a project-specific DTSC approved soil management plan, will not present an unacceptable risk to present and future health or safety or the environment.

In November 2013, DTSC issued a Remedial Action Completion Report Approval Letter for the proposed substation site. This and other documents can be found at the DTSC's website at: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=38490002

PG&E received a final Certificate of Completion from DTSC in December 2018 for the entire Hunters Point Power Plant site and submitted this certificate to the CPUC.

PG&E will also be developing and operating the substation in full compliance with the environmental restrictions of the Land Use Covenant and Agreement recorded at the San Francisco County Recorder on March 16, 2018; 1180 Evans Avenue, San Francisco (Assessor Parcel Number 4570-024). The proposed project site construction and excavation will be performed in accordance with a DTSC approved soil management plan (SMP) for Area I that will be drafted for the site-specific substation design and construction plan and will require special handling of any contaminated soils encountered during construction. PG&E will submit the DTSC approval for this site-specific SMP to the CPUC.

The proposed project will involve a building permit and disturbing at least 50 cubic yards of soil, requiring compliance with the Maher Ordinance. PG&E will request a determination from the Director of the San Francisco Department of Public Health (DPH), that the Maher Ordinance requirements have been met and that the proposed substation site property is subject to Health Code 22A.9-Known Hazardous Substance Site. PG&E will provide documentation to DPH demonstrating that PG&E had performed investigation and remediation of hazardous substances at the proposed substation site under the oversight of the DTSC. Once received, PG&E will transmit the DPH determination to the CPUC.

This filing will not cause the withdrawal of service, or conflict with any other rate schedule or rule.

Protests

Anyone wishing to protest this filing may do so by filing a protest with the CPUC and the Company by March 5, 2019, which is 20 days after the date of this filing. Protests should be mailed to the following address:

CPUC Energy Division
ED Tariff Unit
505 Van Ness Avenue
San Francisco, California 94102

Facsimile: (415) 703-2200
E-Mail: EDTariffUnit@cpuc.ca.gov

Copies of protests also should be mailed to the attention of the Director, Energy Division, Room 4004, at the address show above.

The protest also should be sent via U.S. mail (and by facsimile and electronically, if possible) to PG&E at the address shown below on the same date it is mailed or delivered to the Commission:

David T. Kraska
Attorney, Law Department
Pacific Gas and Electric Company
P.O. Box 7442
San Francisco, California 94120

Facsimile: (415) 973-0516

Erik Jacobson
Director, Regulatory Relations
c/o Megan Lawson
Pacific Gas and Electric Company
P.O. Box 770000, Mail Code B13U
San Francisco, California 94177

Facsimile: (415) 973-3582
E-Mail: PGETariffs@pge.com

Persons or groups may protest the proposed construction if they believe that the Company has incorrectly applied for an exemption or that the conditions set out in Section III.B.2 of G.O. 131-D exist.

Public Comment

Individuals or groups who do not file an official protest may still submit a comment on the request to the Energy Division at the address noted above, referencing Advice Letter 5483-E.

Effective Date

The Company requests that this Tier 2 advice filing become effective on March 15, 2019, which is 30 days after the date of filing. (In accordance with G.O. 131-D, construction will not begin until 45 days after notice is first published.)

Notice

A copy of this advice letter is being sent electronically and via U.S. Mail to parties shown on the attached list, including the parties listed in G.O. 131-D, Section XI, Paragraphs B.1 and B.2. These parties are identified in the "Notice Distribution List" included in Attachment I. All electronic approvals should be sent to e-mail PGETariffs@pge.com. Advice letter filings can also be accessed electronically at <http://www.pge.com/tariffs/>.

/S/

Erik Jacobson
Director, Regulatory Relations

cc: Parties Listed in G.O. 131-D, Paragraphs B.1 and B.2

Attachments



ADVICE LETTER SUMMARY

ENERGY UTILITY

MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39 E)

Utility type:

- ELC GAS WATER
 PLC HEAT

Contact Person: Yvonne Yang

Phone #: (415) 973-2094

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: Yvonne.Yang@pge.com

EXPLANATION OF UTILITY TYPE

ELC = Electric GAS = Gas WATER = Water
 PLC = Pipeline HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 5483-E

Tier Designation: 2

Subject of AL: Submits Notice of Construction, Pursuant to General Order 131-D, for the Construction of the Hunters Point Substation Rebuild Project in the City of San Francisco, County of San Francisco

Keywords (choose from CPUC listing): Compliance, Power Lines, G.O. 131-D

AL Type: Monthly Quarterly Annual One-Time Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #: N/A

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL: N/A

Confidential treatment requested? Yes No

If yes, specification of confidential information: N/A

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information: N/A

Resolution required? Yes No

Requested effective date: 3/15/19

No. of tariff sheets: N/A

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed¹: N/A

Pending advice letters that revise the same tariff sheets: N/A

¹Discuss in AL if more space is needed.

Protests and all other correspondence regarding this AL are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:

CPUC, Energy Division
Attention: Tariff Unit
505 Van Ness Avenue
San Francisco, CA 94102
Email: EDTariffUnit@cpuc.ca.gov

Name: Erik Jacobson, c/o Megan Lawson
Title: Director, Regulatory Relations
Utility Name: Pacific Gas and Electric Company
Address: 77 Beale Street, Mail Code B13U
City: San Francisco
State: California Zip: 94177
Telephone (xxx) xxx-xxxx: (415) 973-1877
Facsimile (xxx) xxx-xxxx: (415) 973-3582
Email: PGETariffs@pge.com

Name:
Title:
Utility Name:
Address:
City:
State: District of Columbia Zip:
Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email:

NOTICE OF PROPOSED CONSTRUCTION

Para más detalles llame 1-800-660-6789

PROJECT NAME: Hunters Point Substation Rebuild Project - (City of San Francisco, PM. No. 74001713)
ADVICE LETTER NUMBER: 5483-E

Proposed Project: In order to improve transmission and distribution system reliability and ensure safe and reliable electric service to the City and County of San Francisco (City), Pacific Gas and Electric Company (PG&E) is proposing to rebuild its existing Hunters Point Substation, currently located at the northeast corner of Evans Avenue and Hunters Point Boulevard in the City of San Francisco, at a new location. The new location is on a PG&E-owned 1.8 acre parcel at 1180 Evans Avenue, Assessor's Parcel Number 4570-024, at the northwest corner of Evans Avenue and Jennings Street (proposed substation site). It is approximately 370 feet down the street from the current substation site in an existing urban area zoned PDR-2: Production, Distribution, and Repair. In addition, six existing 115 kV power lines will be re-routed into the new substation site.

Many of the proposed substation's facilities, including gas insulated switchgear, cable vaults, control equipment, and other ancillary facilities, will be enclosed within a building located along Evans Avenue; the building is proposed to be approximately 174 feet wide by 86 feet deep with an overall height of approximately 97 feet at the building's south side facing Evans Avenue and approximately 107 feet at its north side. Transformers, circuit breakers, and other related facilities will be located behind the building. A decorative concrete wall approximately 16 to 22 feet tall is proposed around the remaining property line perimeter, with entrance gates at the southwest corner of the property off of Evans Avenue and at the northeast corner of the property off of Jennings Street.

Although the proposed substation building height exceeds the zoning building height restriction of 65 feet, the proposed substation building height will be consistent with future building heights in the area. Effective December 2, 2018, the City of San Francisco Board of Supervisors amended the planning code to adopt building height maximum in the India Basin Special Use District. An example of future building heights in the area exceeding 65 feet includes the proposed India Basin Mixed-Use Project (Case Number 2014-002541 DVA) which plans for building heights up to 160 feet. PG&E provided to the CPUC documentation of approval of the India Basin Mixed-Use Project by the City after the City of San Francisco Board of Supervisors approved the project and a California Environmental Quality Act (CEQA) Notice of Determination was filed with the California State Clearinghouse.

The six underground line segments being relocated range in length from 630 to 1,338 feet and will be buried at a typical depth of 5 to 13 feet, in compliance with the City and County of San Francisco Health Code Article 22A ("Maher Ordinance") governing the excavation and handling of potentially contaminated soils, as follows:

- PG&E's existing HP-1 115 kV underground power line will be relocated underground approximately 633 feet within Evans Avenue from approximately 150 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing HP-3 115 kV overhead and underground power line will be relocated underground approximately 1,338 feet within Hawes Street, Hunters Point Boulevard and Evans Avenue from approximately 150 feet north of the intersection of Innes Avenue and Hawes Street to the new substation site.
- The existing HP-4 115 kV underground power line will be relocated underground approximately 822 feet within Evans Avenue from approximately 540 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing AP-1 115 kV underground power line will be relocated underground approximately 794 feet within Evans Avenue from approximately 587 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing PX-1 115 kV underground power line will be relocated underground approximately 685 feet within Evans Avenue from approximately 181 feet west of the intersection of Keith Street and Evans Avenue to the new substation site.
- The existing PX-2 115 kV overhead and underground power line will be relocated underground approximately 630 feet within Fairfax Avenue, Keith Street, and Evans Avenue from approximately 630 feet east of the intersection of Mendell Street and Fairfax Avenue to the new substation site.

Also as part of the project, the existing commercial construction materials currently stored at the proposed substation site will be removed. Construction is planned to begin in the first quarter of 2020, or as soon as possible after permitting is completed, and is planned to be completed in the second quarter of 2024, or as soon as possible.

The proposed project would re-use a portion of the site of the former PG&E Hunter's Point Power Plant (Area I). Cal EnviroScreen (<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>) identifies the local area as disproportionately burdened by multiple sources of pollution by assigning its highest score (91% to 100%). Hazardous substances and materials including lead, arsenic, and polycyclic aromatic hydrocarbons remain at the proposed substation site above levels acceptable for unrestricted land use, but allowable for the proposed substation project. Naturally occurring asbestos is also present in the rock and soil in the region and at the site.

Because of the presence of contaminated soil, the proposed substation site was investigated and remediated under the oversight of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). The proposed project, when executed in full compliance with a project-specific DTSC approved soil management

plan, will not present an unacceptable risk to present and future health or safety or the environment.

In November 2013, DTSC issued a Remedial Action Completion Report Approval Letter for the proposed substation site. This and other documents can be found at the DTSC's website at: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=38490002

PG&E received a final Certificate of Completion from DTSC in December 2018 for the entire Hunters Point Power Plant site and submitted this certificate to the CPUC.

PG&E will also be developing and operating the substation in full compliance with the environmental restrictions of the Land Use Covenant and Agreement recorded at the San Francisco County Recorder on March 16, 2018; 1180 Evans Avenue, San Francisco (Assessor Parcel Number 4570-024). The proposed project site construction and excavation will be performed in accordance with a DTSC approved soil management plan (SMP) for Area I that will be drafted for the site-specific substation design and construction plan and will require special handling of any contaminated soils encountered during construction. PG&E will submit the DTSC approval for this site-specific SMP to the CPUC.

The proposed project will involve a building permit and disturbing at least 50 cubic yards of soil, requiring compliance with the Maher Ordinance. PG&E will request a determination from the Director of the San Francisco Department of Public Health (DPH), that the Maher Ordinance requirements have been met and that the proposed substation site property is subject to Health Code 22A.9-Known Hazardous Substance Site. PG&E will provide documentation to DPH demonstrating that PG&E had performed investigation and remediation of hazardous substances at the proposed substation site under the oversight of the DTSC. Once received, PG&E will transmit the DPH determination to the CPUC.

This filing will not cause the withdrawal of service, or conflict with any other rate schedule or rule.

Electric and Magnetic Fields (EMF): PG&E will employ "no cost" and specified "low cost" measures to reduce public exposure to EMF in accordance with California Public Utilities Commission (CPUC) Decision 06-01-042 and the "EMF Design Guidelines for Electrical Facilities" prepared in compliance with that decision. The following measures are proposed for this project:

- Locate high current devices, transformers, 115 kV gas insulated substation, 12 kV metal-clad switchgear, bus ducts, and reactors away from the substation property lines.
- Locate underground duct banks away from the adjacent property lines to the extent practical.

Exemption from CPUC Permit Requirement: CPUC General Order 131-D, Section III, Subsection B.1, exempts a utility from the CPUC's requirement to file an application requesting a permit to construct if a project meets specific conditions. This project qualifies for the following exemption(s):

- c. "the minor relocation of existing power line facilities up to 2,000 feet in length, or the intersetting of additional support structures between existing support structures."
- h. "the construction of projects that are statutorily or categorically exempt pursuant to § 15260 et seq. of the Guidelines adopted to implement the CEQA, 14 California Code of Regulations (CCR) § 15000 et seq. (CEQA Guidelines)." The substation is categorically exempt under 14 CCR § 15332 (Class 32, In-Fill Development Projects).

PG&E believes the project will not result in any significant environmental effects and that it qualifies for the "in-fill development" categorical exemption found in CEQA Guidelines § 15332 because it meets each of the five requirements for that exemption at subsections (a) through (e):

- (a) The project is generally consistent with the City of San Francisco general plan designation, all applicable general plan policies, the zoning designation, and all but one zoning regulation (building height). The CPUC's authority can preempt certain local zoning regulations (e.g. building height restrictions) when addressing matters of statewide importance like the electrical grid. Moreover, the proposed substation design generally conforms to the City's General Plan based upon the successful incorporation of City General Plan guidelines including policies 1.1, 1.6 and 3.3 among others. The City Planning Department has also been consulted throughout the design/review process for their input.
- (b) The proposed substation site is within the City limits, is smaller than 5 acres, and is surrounded by urban uses.
- (c) The proposed substation site has no value as habitat for endangered, rare or threatened species.
- (d) The project will not result in any significant effects relating to traffic, noise, air quality or water quality with implementation of the following PG&E best management practices; and required regulations, plans and permits:
 - Traffic: PG&E will apply for local ministerial excavation and traffic permits from the City of San Francisco that control detours, work hours, and traffic management. PG&E will consult with the San Francisco Municipal Transportation Agency to reduce potential interruptions to service. PG&E will also coordinate with emergency services to ensure safe passage through work areas.

- Noise: The City of San Francisco allows construction between the hours of 7:00 am and 8:00pm, seven days a week, including holidays. Construction outside of those hours is also permissible with a ministerial night noise construction permit. Although PG&E's project is not subject to local noise ordinances, it must comply with local encroachment permit conditions that include similar limitations on hours of work. Even where not technically required, PG&E's substation construction would follow the City's construction hour requirements and, if necessary, obtain a night noise construction permit when construction activities are outside these hours. Excavation in city streets would be subject to the City's encroachment permit conditions, including hours of work. Equipment will be fitted with mufflers or other devices to reduce noise when working near residences or businesses.
 - Air Quality: PG&E will minimize fugitive dust per Bay Area Air Quality Management District (BAAQMD) CEQA guidelines. PG&E will submit an Asbestos Dust Mitigation Plan to the BAAQMD for approval prior to construction. In addition, PG&E will implement air quality requirements in a California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) approved Soil Management Plan for the substation site and in accordance with City and County of San Francisco Health Code Article 22B.
 - Water Quality: PG&E will conduct soil sampling and potholing prior to start of construction. Soil and groundwater sample characterization will determine appropriate groundwater disposal methods and necessary personnel protection equipment while handling in accordance with applicable regulations. PG&E will also follow water handling requirements detailed in a DTSC approved Soil Management Plan for the proposed substation site and in accordance with the Maher Ordinance provisions for excavation in City street franchise.
- (e) The site can be adequately served by all required utilities and public services.

The exceptions to the exemption set forth in CEQA Guidelines § 15300.2 do not apply, as the project would not result in any other significant environmental effects due to unusual circumstances or cumulative impacts.

Additional Project Information: To obtain further information on the proposed project, please call PG&E's Project Information Line at (415) 973-5530.

Public Review Process: Individuals or groups may protest the proposed construction if they believe that PG&E has incorrectly applied an exemption or that the conditions set out in Section III.B.2 of General Order 131-D exist:

- a. There is reasonable possibility that the activity may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies; or
- b. The cumulative impact of successive projects of the same type in the same place, over time, is significant; or
- c. There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Protests should include the following:

1. Your name, mailing address and daytime telephone number.
2. Reference to the CPUC Advice Letter Number and Project Name.
3. A clear description of the reason for the protest.
4. Whether you believe that evidentiary hearings are necessary to resolve factual disputes.

Protests for this project must be filed by March 5, 2019 at the following address:

Director, Energy Division
ED Tariff Unit
California Public Utilities Commission
505 Van Ness Avenue, Fourth Floor
San Francisco, California 94102

With a copy mailed to:
David Kraska, Law Department
Pacific Gas and Electric Company
P.O. Box 7442
San Francisco, California 94120

PG&E must respond within five business days of receipt and serve its response on each protestant and the Energy Division. Within 30 days after PG&E has submitted its response, the CPUC Executive Director will send you a copy of an Executive Resolution granting or denying PG&E's request and stating the reasons for the decision.

Assistance in Filing a Protest: If you need assistance in filing a protest, contact the CPUC Public Advisor: email: public.advisor@cpuc.ca.gov or call: 1-866-849-8390 (toll-free), or (415) 703-2074, or TTY (415) 703-5258.

Public Comment: Even if you do not want to file an official protest, you may still comment on the project. To do so, send your comments to the Energy Division and PG&E at the addresses noted above. Please reference Advice Letter 5483-E.

Notice Distribution List

Hunters Point Substation Rebuild Project (City of San Francisco)

Advice 5483-E

Energy Commission

Mr. Drew Bohan, Executive Director
California Energy Commission
1516 Ninth Street, Mail Stop 39
Sacramento, California 95814
Drew.Bohan@energy.ca.gov

Ms. Courtney Smith, Deputy Director
California Energy Commission
1516 Ninth Street, Mail Stop 39
Sacramento, California 95814
Courtney.Smith@energy.ca.gov

California Department of Fish and Wildlife

Mr. Gregg Erickson, Regional Manager
California Department of Fish and Wildlife, Bay Delta Region (3)
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
askbdr@wildlife.ca.gov

City and County of San Francisco

Daniel Sider, Senior Advisor for Special Projects
City of San Francisco
1650 Mission Street
San Francisco, CA 94103
dan.sider@sfgov.org

Newspaper

San Francisco Examiner

PG&E Gas and Electric Advice Filing List

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Intestate Gas Services, Inc.
Kelly Group
Ken Bohn Consulting
Keyes & Fox LLP
Leviton Manufacturing Co., Inc.
Linde
Los Angeles County Integrated Waste Management Task Force
Los Angeles Dept of Water & Power
MRW & Associates
Manatt Phelps Phillips
Marin Energy Authority
McKenzie & Associates

Modesto Irrigation District
Morgan Stanley
NLine Energy, Inc.
NRG Solar

Office of Ratepayer Advocates
OnGrid Solar
Pacific Gas and Electric Company

Pioneer Community Energy
Praxair
Regulatory & Cogeneration Service, Inc.
SCD Energy Solutions

SCE
SDG&E and SoCalGas

SPURR
San Francisco Water Power and Sewer
Seattle City Light
Sempra Utilities
Southern California Edison Company
Southern California Gas Company
Spark Energy
Sun Light & Power
Sunshine Design
Tecogen, Inc.
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