Decision **PROPOSED DECISION OF ALJ YACKNIN** **(Mailed 8/6/2013)**

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of SAN DIEGO GAS & ELECTRIC COMPANY (U902E) for a Permit to Construct the South Bay Substation Relocation Project.	Application 10-06-007 (Filed June 16, 2010)

DECISION GRANTING SAN DIEGO GAS & ELECTRIC COMPANY A PERMIT TO CONSTRUCT THE SOUTH BAY SUBSTATION RELOCATION PROJECT

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DECISION GRANTING SAN DIEGO GAS & ELECTRIC COMPANY A PERMIT TO CONSTRUCT THE SOUTH BAY SUBSTATION RELOCATION PROJECT

1. Summary

This decision grants San Diego Gas & Electric Company a permit to construct the South Bay Substation Relocation project with mitigation identified in the Mitigation Monitoring, Compliance and Reporting Plan attached to this order. As the lead agency for environmental review of the project, we find that the Environmental Impact Report prepared for this project meets the requirements of the California Environmental Quality Act. This proceeding is closed.

2. Procedural Background

By this application, San Diego Gas & Electric Company (SDG&E) seeks a permit to construct the proposed South Bay Substation project (Proposed Project). The Proposed Project would replace the existing 138/69 kilovolt (kV) South Bay Substation with the new 230/69 kV Bay Boulevard Substation, to be built on an undeveloped site approximately 0.5 miles south of the existing substation and the South Bay Power Plant, within the City of Chula Vista. SDG&E proposes the project in order to replace aging and obsolete substation equipment, accommodate regional energy needs after the South Bay Power Plant is retired, and provide for future transmission and distribution load growth for the South Bay Region. SDG&E states that the existing substation is now over 50 years old and beyond its useful life, not designed to meet modern seismic standards, and undersized in terms of meeting loads and properly connecting to and optimizing the use of existing transmission lines.

After issuance of the draft environmental impact report (EIR) on June 18, 2012, the Administrative Law Judge (ALJ) convened a prehearing conference on July 17, 2012.

The assigned Commissioner issued a scoping memo and ruling on July 30, 2012, identifying the issues to be determined by the Commission in resolving the proceeding, setting a schedule for addressing those issues, and affirming the grant of party status to Inland Industries Group, L.P. (Inland Industries), the City of Chula Vista, and the San Diego Unified Port District (Port District).

Evidentiary hearing was held on November 7, 2012. The final EIR was issued on April 24, 2013; by ruling of the ALJ on May 14, 2013, the draft EIR and final EIR were received into evidence as Exhibit A and Exhibit B, respectively, and, by ruling of the ALJ on June 27, 2013, an errata to the final EIR was received into evidence as Exhibit C.[1] The parties filed opening briefs on June 2, 2013, and reply briefs on July 2, 2013, upon which the matter was submitted.

3. Scope of Issues

Pursuant to General Order (GO) 131-D, in order to issue a permit to construct a project the Commission must find that it complies with the California Environmental Quality Act (CEQA).[2] CEQA requires the lead agency (the Commission in this case) to conduct a review to identify environmental impacts of the project, and ways to avoid or reduce environmental damage, for consideration in the determination of whether to approve the project or a project

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[1] Energy Division served a revised errata on June 27, 2013. By informal ruling on July 1, 2013, which we hereby affirm, the ALJ substituted the revised document as Exhibit C.

[2] Public Resources (Pub. Res.) Code Section 21000 *et seq.*

alternative. CEQA precludes the lead agency from approving a proposed project or a project alternative unless it requires the project proponent to eliminate or substantially lessen all significant effects on the environment where feasible, and determines that any unavoidable remaining significant effects are acceptable due to overriding considerations. (CEQA Guidelines §§ 15090, 15091, 15093, 15126.2, 15126.4 and 15126.6.)

In addition, pursuant to GO 131-D and Decision (D.) 06-01-042, the Commission will not approve a project unless its design is in compliance with the Commission's policies governing the mitigation of electromagnetic field (EMF) effects using low-cost and no-cost measures.

Accordingly, the scoping memo and ruling determined the following issues to be within the scope of the proceeding:

1. What are the significant environmental impacts of the proposed project?
2. Are there potentially feasible mitigation measures that will eliminate or lessen the significant environmental impacts?
3. As between the proposed project and the project alternatives, which is environmentally superior?
4. Was the EIR completed in compliance with CEQA, did the Commission review and consider the EIR prior to approving the project or a project alternative, and does the EIR reflect the Commission's independent judgment?
5. Are the mitigation measures or project alternatives infeasible?
6. To the extent that the proposed project and/or project alternatives result in significant and unavoidable impacts, are there overriding considerations that nevertheless merit Commission approval of the proposed project or project alternative?

7. Is the proposed project and/or project alternative designed in compliance with the Commission's policies governing the mitigation of EMF effects using low-cost and no-cost measures?

In its opening brief, Inland Industries argues that Pub. Util. Code §§ 762 and 762.5 require the Commission to consider and, as a basis for any order approving a new structure, make findings on community values, recreational and park areas, historical and aesthetic values, and influence on the environment. We consider recreational and park areas, historical and aesthetic values, and influence on the environment within the scope of issue nos. 1, 2, and 3, and community values within the scope of issue no. 5.[3]

4. Environmental Review Process

On July 13, 2011, the Commission's Energy Division staff issued a Notice of Preparation (NOP) of an EIR for the Proposed Project. The NOP was mailed to the state clearinghouse as well as to 21 federal agencies, 43 state agencies, 118 local agency and planning groups, 130 private organizations and individuals, 19 Native American groups, and 6 public libraries. The public notice was sent to property owners within 300 feet of the Proposed Project, as well as any party so requesting notification in writing from the Commission. In addition, a public notice was published in the San Diego Union-Tribune on July 13, 2011 and was

[3] See CEQA Guidelines § 15091(a)(3) ("No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are: […] (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.").

posted on the Commission's website. The NOP described the Proposed Project, solicited written and oral comments on the EIR's scope, and gave notice of the public scoping meetings to be held on August 1, 2011, in Chula Vista, California. Energy Division received oral comments from 17 people at the public meeting, and also received 16 letters from various agencies and individuals during the 30-day comment period. Energy Division issued a comprehensive Scoping Report in August 2011, summarizing the concerns received from the public and the agencies. Energy Division issued the draft EIR on June 18, 2012 and extended the comment period to August 31, 2012.[4] Energy Division held a public meeting on July 10, 2012, in Chula Vista to discuss the EIR. Energy Division received written comments from more than 235 individuals and organizations during the comment period. Energy Division conducted a workshop on November 6, 2012, and issued a final report on the workshop on January 31, 2013. Parties filed comments on the workshop report on February 15, 2013. Energy Division responded to all comments in the final EIR, which was issued on April 24, 2013. Energy Division issued an errata to the final EIR on June 24, 2013, and a revised errata on June 27, 2013.

5. Proposed Project and Project Alternatives

CEQA requires the consideration of a range of reasonable alternatives to the proposed project that would feasibly attain most of the basic objectives of the project and avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives including the

[4] Although the customary comment period is 45 days (CEQA Guidelines § 15205(d)), the public comment period was extended to 74 days.

"No Project" alternative. The EIR considers the impacts of the Proposed Project, the "No Project" alternative, and eight project alternatives described below.

5.1 Proposed Project

The Proposed Project includes the following five components:

1. Construction of the Bay Boulevard Substation, a new, approximately 9.7-acre 230/69/12 kV substation and related fixtures, facilities and equipment, on a 12.42-acre parcel;
2. Construction of a 230 kV transmission line, of which approximately 1,000 feet would be underground and approximately 300 feet would be overhead, to interconnect the existing 230 kV transmission line and associated communication cables to the Bay Boulevard Substation;
3. Relocation of six 69 kV overhead transmission lines and associated communication cables to the new Bay Boulevard Substation, requiring the relocation of approximately 7,500 feet of overhead line and the construction of approximately 4,100 feet of underground line;
4. Connection of three existing 138 kV lines via an approximately 3,800-foot-long underground duct bank and an approximately 200-foot-long overhead span from one new steel cable riser pole to an existing steel lattice structure, forming the Grant Hill-Telegraph Canyon 138 kV line; and
5. Demolition of the existing 7.22-acre, 138/69 kV South Bay Substation and related fixtures, facilities and equipment.

The project components are located within the limits of the South Bay Power Plant property and the former liquefied natural gas (LNG) plant site. The location is bounded by industrial uses to the north and south; San Diego Bay, San Diego Bay Unit National Wildlife Refuge, and Western Salt Works salt

crystallizer ponds to the west; and Bay Boulevard and Interstate 5 to the east. The Western Salt Works salt crystallizer ponds will be restored as intertidal wetlands and will be included as part of the San Diego Bay Unit National Wildlife Refuge. The northern portion of the project area is located adjacent to Marina View Park and J Street. An inactive San Diego & Arizona Eastern Railroad track traverses the South Bay Power Plant and former LNG plant site eastern property limits and parallels Bay Boulevard.

5.2 No Project Alternative

Under the No Project Alternative, the Proposed Project would not be built and the existing South Bay Substation would remain in operation. All environmental impacts associated with the construction and operation of the Proposed Project would be eliminated and existing environmental conditions would be unaffected.

5.3 Gas-Insulated Substation Technology Alternative

The Gas Insulated Substation Technology Alternative is similar to the Proposed Project but the new substation would be designed to use gas-insulated substation technology for the 230/69 kV switchyard. Use of this technology would result in a substation that would occupy approximately 4.4 acres, 5.3 acres smaller than the footprint of the Proposed Project due to the reduction in A-frame structures needed for the air insulated substation required under the Proposed Project.

5.4 Tank Farm Site Alternative

The Tank Farm Site Alternative would use both air- and gas-insulated substation technologies and would be located on a 19-acre parcel approximately 250 feet north of the existing South Bay substation and approximately 50 feet south of Marina View Park.

5.5 Existing South Bay Substation Site Alternative

The existing South Bay Substation site alternative would use both air- and gas-insulated substation technologies and would be located adjacent to the north side of the existing South Bay Power Plant. This alternative includes dismantling the existing substation and construction of a new 230/69/12 kV substation at the same location. Construction of an air-insulated substation would require approximately three additional acres assumed to be located on disturbed vacant lands adjacent to the site.

5.6 Power Plant Site Alternative

The Power Plant Site Alternative would use both air- and gas-insulated substation technologies and would be located on a 22-acre site on the South Bay Power Plant property immediately adjacent to and south of the existing South Bay Substation.

5.7 Broadway and Palomar Site Alternative

The Broadway and Palomar Site Alternative would use gas-insulated substation technology and would be located on a nine-acre site approximately 1.2 miles southeast of the existing South Bay substation, between Industrial Boulevard and Broadway, south of Palomar Street. This alternative would require construction of approximately 2.9 miles of transmission corridors to provide connections to the SDG&E grid.

5.8 Goodrich South Campus Site Alternative (Air Insulated Substation and Gas Insulated Substation)

The Goodrich South Campus Site Alternative would use both air and gas insulated substation technologies and would be located on a 31-acre site approximately 0.8 mile north of the existing South Bay Substation. The site is located to the northwest of the J Street/Bay Boulevard intersection and would

require construction of approximately 0.6 mile of transmission corridors to provide connections to the SDG&E grid.

5.9 H Street Yard Site Alternative

The H Street Yard Site Alternative would use both air- and gas-insulated substation technologies and would be located on a 46-acre site approximately 0.3 mile north of the existing substation, southwest of the H Street/Bay Boulevard intersection. This alternative would require construction of approximately 0.l8 mile of transmission corridors to provide connections to the SDG&E grid.

5.10 Bayside Site Alternative

The Bayside Site Alternative would use both air- and gas-insulated substation technologies and would be located on a 38-acre site approximately 0.9 mile north of the existing substation, southeast of the Quay Way/G Street intersection. This alternative would require construction of approximately 1.5 miles of transmission corridors to provide connections to the SDG&E grid that includes construction of 69 kV lines and approximately 0.3 miles of 230 kV conductor.

6. Environmental Impacts

The Proposed Project would not have any significant environmental impacts that cannot be mitigated to a less than significant level with the mitigation measures identified in the Mitigation Monitoring, Compliance, and Reporting Program (MMCRP). Specifically, the Proposed Project would have no impact or a less than significant impact on aesthetics, agricultural resources, air quality, geology and soils, land use and planning, mineral resources, population and housing, recreation, and climate change. The Proposed Project would have impacts to biological resources, cultural resources, public health and safety,

hydrology and water quality, noise, public services, and transportation and traffic that can be mitigated to less than significant with the mitigation measures identified in the MMCRP, as discussed more fully below.

All of the other alternatives (other than the No Project Alternative) would have similar mitigable impacts to biological resources, cultural resources, public health and safety, hydrology and water quality, noise, public services, and transportation and traffic as the Proposed Project. In addition, they would have an unmitigable impact to land use and planning.

The No Project Alternative would not have any significant environmental impacts.

6.1 Biological Resources

Construction of the Proposed Project could result in temporary and permanent loss of native vegetation; substantial adverse effects to jurisdictional waters including wetlands; the introduction of non-native or noxious plant species; the degradation of vegetation; the loss of burrowing owl and other listed or sensitive wildlife or their habitat; the loss of nesting birds in violation of the Migratory Bird Treaty Act; and adverse effects to linkages or wildlife corridors, fish movement and native wildlife nursery sites. In addition, the presence of transmission lines could result in electrocution of and collisions by listed or sensitive bird or bat species. These biological impacts can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Impacts on biological resources resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential impacts on biological resources.

6.2 Cultural Resources

Construction of the Proposed Project could cause an adverse change to significant prehistoric or historic archaeological resources and to sites known to contain human remains. These cultural impacts can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Impacts on cultural resources resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential impacts on cultural resources.

6.3 Public Health and Safety

Construction and operation of the Proposed Project could cause impacts to soil or groundwater from an accidental spill or release of hazardous materials. Previously unknown soil or groundwater contamination could be encountered during construction. There is a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or intermixed with residences. These public health and safety impacts can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Impacts on public health and safety resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential impacts on public health and safety.

6.4 Hydrology and Water Quality

Construction of the Proposed Project could degrade water quality due to erosion and sedimentation, through spills of potentially harmful materials, or due to excavation. Operation of the Proposed Project could degrade water quality due to accidental release of contaminants from project facilities. These public health and safety impacts can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Impacts on hydrology and water quality resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential impacts on hydrology and water quality.

6.5 Land Use and Planning

Construction of the Proposed Project would temporarily disturb land uses at or near the project site. This land use impact can be mitigated to less than significant with the mitigation measure identified in the MMRCRP.

Land use impacts resulting from the construction of the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

In addition, all project alternatives (other than the Proposed Project and the No Project Alternative) would conflict with the Port Master Plan's prescribed land uses within the plan's planning boundary. The EIR determines that this impact can be mitigated to less than significant by requiring SD&GE to submit a request to the Port District to process a Port Master Plan amendment that would modify the plan's prescribed land uses to accommodate the project alternatives. (Mitigation Measure L-3.) On this point, we disagree with the EIR: Mitigation

Measure L-3 is ineffective because requiring SDG&E to submit a request for a change to the Port Master Plan does not and cannot require the Port District to grant the request. As a result, the conflict with the Port Master Plan resulting from all project alternatives (other than the Proposed Project and No Project Alternative) remains a significant and unmitigated land use impact. However, as we approve the Proposed Project which does not require Mitigation Measure L-3, this disagreement is immaterial.

6.6 Noise

Construction of the Proposed Project could temporarily increase local noise levels. This noise impact can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Noise impacts resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential noise impacts.

6.7 Public Services and Utilities

Construction of the Proposed Project could disrupt the existing utility systems or cause a co-location accident. This impact on public services and utilities can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Impacts on public services and utilities resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential impacts on public services and utilities.

6.8 Transportation and Traffic

Construction of the Proposed Project could cause temporary road and lane closures that could disrupt traffic flow, restrict the movement of emergency vehicles, impede pedestrian movements and bike trails, and cause parking deficiencies. In addition, the potential use of helicopters during construction could increase hazards. These transportation and traffic impacts can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

Transportation and traffic impacts resulting from the project alternatives would be similar to those resulting from the Proposed Project and can be similarly mitigated.

The No Project Alternative would have no potential transportation and traffic impacts.

7. Environmentally Superior Alternative

Pursuant to CEQA Guidelines § 15126.6(e)(2), if the EIR identifies the "no project" alternative as the environmentally superior alternative, it must "also identify an environmentally superior alternative among other alternatives." Accordingly, the EIR identifies the "no project" alternative as the environmentally superior alternative because it would avoid any physical impacts and equally ranks the Proposed Project and the Existing South Bay Substation Site Alternative as the environmentally superior alternative among the other alternatives.

Because the Existing South Bay Substation Site Alternative has a land use impact that cannot be mitigated by Mitigation Measure L-3 (see Part 6.5, above), while all of the Proposed Project's significant impacts can be avoided or mitigated to less than significant, we disagree with the EIR's determination that

the No Project Alternative is environmentally superior to, and the Existing South Bay Substation Site Alternative ranks equally with, the Proposed Project.

However, this disagreement is immaterial: Pursuant to CEQA Guidelines § 15092(b), an agency may approve a project for which an EIR was prepared if the project as approved will not have a significant impact on the environment. If the Commission requires the EIR's identified mitigation measures for the Proposed Project – and we do, as discussed below – we need not consider whether project alternatives are environmentally superior to the Proposed Project. (See, e.g., *Rio Vista Farm Bureau Center v. County of Solano*, 7 Cal.Rptr.2d 307, 379, (1992) ("We further conclude that the County was not required to make findings regarding the feasibility of the stated alternatives. CEQA does not require the responsible agency to consider the feasibility of environmentally superior project alternatives identified in the EIR if described mitigation measures will reduce environmental impacts to acceptable levels.")

8. Certification of EIR

CEQA requires the lead agency to certify that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered it prior to approving the project, and that the EIR reflects the agency's independent judgment. As previously discussed, the EIR was completed after notice and opportunity for public comment on the scope of the environmental review and the draft EIR, as required by CEQA. The final EIR documents all comments made on the draft EIR, and responds to them, as required by CEQA. The EIR identifies the Proposed Project's significant and unavoidable environmental impacts, mitigation measures that will avoid or substantially lessen them, and the environmentally superior alternative. We have reviewed and considered the information contained in the EIR, as well as parties' challenges to the adequacy

of the EIR as discussed below. We certify that the EIR was completed in compliance with CEQA, that we have reviewed and considered the information contained in it, and that, with the immaterial exception of its identification of Mitigation Measure L-3 as a land use impact mitigation measures (see Part 6.5, above) and its identification of the environmentally superior alternatives (see Part 7, above), it reflects our independent judgment.

Inland Industries asserts that the process leading to the EIR violates the CEQA prohibition against piecemealing of larger projects into a series of separate smaller projects and inconsistent with the intent and purpose of GO 131-D. Specifically, Inland Industries asserts that the South Bay Substation Relocation Project should have been considered with SDG&E's Otay Mesa Power Purchase Agreement (PPA) Transmission Project (which was considered in Application (A.) 04-03-008) and Silvergate Substation Project (which was considered in A.05-03-008) as part of a larger SDG&E transmission system reconfiguration project because these projects are related to the October 2004 SDG&E-City of Chula Vista memorandum of understanding which provides for the relocation of the South Bay Substation. As a consequence, Inland Industries claims that the Commission should consider the Proposed Project from a baseline of the circumstances existing prior to the construction of the Otay Mesa PPA Transmission Project. The issue of whether the EIRs for the Otay Mesa PPPA Transmission Project and Silvergate Substation Project violated CEQA for failing to consider the South Bay Substation Relocation Project is well beyond the scope of this proceeding.

Inland Industries asserts that the EIR incorrectly concludes that the Proposed Project will have less than significant impacts on aesthetics and land use because it is inconsistent with the requirements of the Coastal Act and

implementing regulations, it violates the local coastal plan, and it is inconsistent with a memorandum of understanding between SDG&E and the City of Chula Vista requiring SDG&E to underground any additional electric lines. To the contrary, the EIR considered these matters in its consistency analysis (*see* Exhibit A, Section D.2.2) and provides sufficient explanation for its determination that the Proposed Project does not substantially impact aesthetics and land use and planning. Furthermore, Inland Industries raised these assertions in its comments on the draft EIR, and the final EIR appropriately summarizes and responds to them. (*See* Exhibit B, at 3-108 through 3-113.) We reiterate CEQA Guideline § 15151 which states in part, "Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts."

The City of Chula Vista and the Port District assert that the EIR fails to comply with CEQA with respect to project alternatives because it does not consider SDG&E's claimed objective of furthering redevelopment of the Chula Vista bayfront. To the contrary and as the EIR explains in response to this same assertion in the Port District's comments on the draft EIR, eliminating alternatives on the basis of SDG&E's project objective of relocating the South Bay Substation would unreasonably confine the range of suitable alternatives. The EIR reasonably declined to use this project objective to screen project alternatives.

The City of Chula Vista and the Port District assert that the EIR erroneously fails to conclude that the No Project Alternative would have a significant land use impact because allowing the South Bay Substation to continue operation (*i.e.*, the No Project Alternative) would conflict with the Chula Vista Bayfront Master Plan. To the contrary, the EIR reasonably concludes

that the No Project Alternative its existing environmental setting with respect to its land use impacts would be maintained. (*See* CEQA Guidelines § 15126.6(e)(3)(B).)

Although it recognizes that the Proposed Project does not result in any significant and unavoidable impacts, the City of Chula Vista urges the Commission to consider additional enhancements to the Proposed Project's environmental impacts. We decline to do so, as such further enhancements are not necessary to reduce the Proposed Project's impacts to less than significant. CEQA provides that a mitigation measure should minimize a project's *significant* adverse impacts (CEQA Guidelines § 15126.4(a)(1), emphasis added) and that mitigation measures are not required for effects which are not significant (CEQA Guidelines § 15126.4(a)(3)).

9. Infeasibility of Proposed Project and Mitigation Measures

CEQA Guidelines § 15091(a) prohibits an agency from approving a project for which an EIR has been certified and which identifies one or more significant environmental effects of the project unless (1) the project incorporates changes that avoid or substantially lessen the project's significant environmental impacts, (2) such changes are within the responsibility and jurisdiction of another agency who can or will adopt them, or (3) such changes are infeasible. In this case, with the mitigation identified in the MMCRP, the Proposed Project will avoid all significant environmental impacts.

Inland Industries contends that the Proposed Project should be rejected for being inconsistent with community values and fundamental fairness, unless the Commission requires, as additional mitigation, the undergrounding of 300 feet of new 230 kV transmission line to eliminate and reduce the project's visual and aesthetic impacts. Otherwise, Inland contends, the Proposed Project will deprive

the residents of southern Chula Vista bayfront of the enjoyment of public access to bayfront amenities, and deprive the lower-income communities of southern Chula Vista of the benefits of the Chula Vista bayfront redevelopment even as it confers those benefits on the communities of northern Chula Vista. We reject Inland Industries' contention and proposal for two reasons.

First, while community values are an important and necessary consideration in selecting among project alternatives (*see, e.g., Application of SCE for CPCN for Tehachapi Renewable Transmission Project* (2009) D.09-12-044 at 47), they are not a basis for imposing conditions that are not required to mitigate the project's environmental impacts. To the contrary, if the Proposed Project's impact on community values renders it infeasible, the remedy is to select another alternative. As discussed previously, the Proposed Project's visual and aesthetic impacts are less than significant; they do not give cause to either reject the Proposed Project or to condition it on measures to mitigate them.

Second, as between Inland Industries, whose participation in this proceeding is premised on its interest as the owner of land parcels adjacent to the Proposed Project that, according to Inland Industries, are ideally suited for redevelopment and will be negatively impacted by the Proposed Project,[5] and the City of Chula Vista and the Port District, who participated with numerous other federal, state and local agencies and environmental and civic organizations to develop the Chula Vista Bayfront Master Plan, we find that the City of Chula Vista and the Port District better represent the values and interests of the

[5] *See* Inland Industries' July 8, 2012, Motion for Leave to Become a Party to the Proceedings.

Chula Vista community. These parties have expressed their support for the Proposed Project, even in the absence of additional measures that would enhance its aesthetics. As the Proposed Project is supported by the parties who best represent the Chula Vista community, we find that it is not infeasible for reasons of community values.

10. Overriding Considerations

Pursuant to CEQA Guidelines § 15093, the Commission may only approve a project that results in significant and unavoidable impacts if it finds that there are benefits to the project that outweigh the unavoidable adverse environmental impacts and makes a statement of overriding considerations to that effect. The Proposed Project would not result in any impacts that cannot be avoided or reduced to less than significant. Therefore, we need not state overriding considerations in order to approve the Proposed Project.

11. EMF

The Commission has examined EMF impacts in several previous proceedings.[6] We found the scientific evidence presented in those proceedings was uncertain as to the possible health effects of EMFs and we did not find it appropriate to adopt any related numerical standards. Because there is no agreement among scientists that exposure to EMFs creates any potential health risk, and because CEQA does not define or adopt any standards to address the potential health risk impacts of possible exposure to EMFs, the Commission does not consider magnetic fields in the context of CEQA and determination of environmental impacts.

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[6] *See* D.06-01-042 and D.93-11-013.

However, recognizing that public concern remains, we do require, pursuant to GO 131-D, Section X.A, that all requests for a permit to construct include a description of the measures taken or proposed by the utility to reduce the potential for exposure to EMFs generated by the Proposed Project. We developed an interim policy that requires utilities, among other things, to identify the no-cost measures undertaken, and the low-cost measures implemented, to reduce the potential EMF impacts. The benchmark established for low-cost measures is 4% of the total budgeted project cost that results in an EMF reduction of at least 15% (as measured at the edge of the utility right-of-way).

SDG&E filed a detailed Magnetic Field Management Plan (MFMP) as Appendix F to its application, based on the Proposed Project. The MFMP provides that the project will use phasing circuits to reduce magnetic field levels. Specifically, SDG&E proposes to change the phasing of line TL641 from the new Bayfront Substation, north to its other termination at Montgomery Substation. This approach will provide a magnetic field reduction of 63.8% at the left right-of-way and 9.4% at the right right-of-way. SDG&E maintains that there are no further feasible low-cost field reduction measures that can be implemented on this project. We concur and find that this design complies with the Commission's EMF decisions.

12. Assignment of Proceeding

Michel Peter Florio is the assigned Commissioner and Hallie Yacknin is the assigned ALJ[7] in this proceeding.

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[7] Upon notice filed April 4, 2013, this matter was re-assigned from ALJ Angela K. Minkin to ALJ Hallie Yacknin.

13. Comments and Revisions to Proposed Decision

The proposed decision of ALJ Hallie Yacknin in this matter was mailed to the parties in accordance with Pub. Util. Code § 311 and comments were allowed pursuant to Rule 14.3 of the Commission's Rules of Practice and Procedure. SDG&E, the City of Chula Vista, the Port District, and Inland Industries filed opening comments on August 26, 2013, and SDG&E and Inland Industries filed reply comments on September 3, 2013. The ALJ took the comments into account and made non-substantive revisions, as appropriate, to her proposed decision. The Commission hereby adopts the ALJ's proposed decision as revised.

Findings of Fact

1. The Proposed Project would have no impact or less than significant impacts on aesthetics, agricultural resources, air quality, geology and soils, land use and planning, mineral resources, population and housing, recreation, and climate change.

2. The Proposed Project would have impacts to biological resources, cultural resources, public health and safety, hydrology and water quality, noise, public services, and transportation and traffic, all of which can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

3. The project alternatives would have no impact or less than significant impacts on aesthetics, agricultural resources, air quality, geology and soils, mineral resources, population and housing, recreation, and climate change.

4. The project alternatives would have impacts to biological resources, cultural resources, public health and safety, hydrology and water quality, noise, public services, and transportation and traffic similar to those of the Proposed Project, all of which can be mitigated to less than significant with the mitigation measures identified in the MMCRP.

5. The project alternatives would have an unmitigable impact to land use and planning.

6. The No Project Alternative would have no significant environmental impacts.

7. The Commission has reviewed and considered the information contained in the EIR.

8. The Proposed Project and its identified mitigation measures in the MMRCP are not infeasible.

9. SDG&E's undisputed MFMP incorporates all feasible no-cost and low-cost measures to reduce potential EMF impacts by phasing circuits to reduce magnetic field levels.

Conclusions of Law

1. The EIR was completed in compliance with CEQA.

2. The EIR reflects the Commission's independent judgment and analysis on all material matters.

3. As we require the EIR's identified mitigation measures for the Proposed Project, which will thereby mitigate all impacts to less than significant, we need not consider whether any project alternatives are environmentally superior to the Proposed Project.

4. SDG&E's MFMP is consistent with the Commission's EMF policy for implementing no-cost and low-cost measures to reduce potential EMF impacts.

5. SDG&E should be granted a permit to construct the South Bay Substation Relocation Project, constructed as the Proposed Project, with the mitigation identified in the MMCRP, which is attached to this decision.

6. The revised errata to the final EIR should be substituted for the original errata that has been marked and received as Exhibit C.

7. This decision should be effective today.
8. Application 10-06-007 should be closed.

ORDER

IT IS ORDERED that:

1. The Environmental Impact Report for the South Bay Substation Relocation Project is certified as having been completed in compliance with the California Environmental Quality Act, reviewed and considered by the Commission prior to approving the project, and reflective of the Commission's independent judgment.

2. San Diego Gas & Electric Company is granted a permit to construct the South Bay Relocation Project, constructed as the Proposed Project, with the mitigation identified in the Mitigation Monitoring, Compliance, and Reporting Program, which is attached to this decision.

3. Energy Division may approve requests by San Diego Gas & Electric Company for minor project refinements that may be necessary due to final engineering of the South Bay Substation Relocation Project so long as such minor project refinements are located within the geographic boundary of the study area of the Environmental Impact Report and do not, without mitigation, result in a new significant impact or a substantial increase in the severity of a previously identified significant impact based on the criteria used in the environmental document; conflict with any mitigation measure or applicable law or policy; or trigger an additional permit requirement. San Diego Gas & Electric Company shall seek any other project refinements by a petition to modify this decision.

4. The revised errata to the final Environmental Impact Report is hereby substituted for the original errata that has been marked and received as Exhibit C.

5. Application 10-06-007 is closed.

This order is effective today.

Dated _____, at San Francisco, California.

ATTACHMENT

Mitigation Monitoring, Compliance and Reporting Plan

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact AES-3: Construction and operations would substantially degrade the existing visual character or quality of the site and its surroundings.	—	APM-AES-01	Figure B-7, Conceptual Landscape Plan, presents a conceptual landscape mitigation plan for the Bay Boulevard Substation that would be implemented as part of the Proposed Project. The conceptual landscape plan would provide partial screening of views of the substation site and new utility poles from Bay Boulevard and locations farther east. The landscaping would also partially screen views from the office park to the south. Landscaping includes informal tree and shrub groupings outside of the wall, east of the substation. Small native trees would also be used to extend plantings at the southern end of the mound to the east of the facility. Small trees would also line the entry drive. Figure B-7, Conceptual Landscape Plan, includes a list of recommended plant species. All suggested trees appear on the City of San Diego Street Tree Selection Guide. Plants listed as prohibited species in Chapter 12.32 of the City of Chula Vista Municipal Code are excluded. Drought-tolerant plants, including California native species, are suggested. Proposed Project landscaping would receive regular watering during the initial 2 years following installation to ensure the establishment of the plants. As noted on Figure B-7, Conceptual Landscape Concept, landscaping under transmission lines would consist of smaller trees and/or shrubs to allow for overhead clearance. All planting would be consistent with SDG&E operational requirements for landscaping in proximity to electric transmission facilities.	SDG&E to implement measure as described and incorporate commitments into construction contracts	CPUC to verify proposed shrub and tree planting locations through review of preconstruction plans. CPUC to verify measure implementation in the field. Effectiveness measure is that the visibility of the substation and utility poles are partially screened by surrounding landscaping.	During and following construction. Measure applies to landscaping installed at the Bay Boulevard Substation and under transmission lines.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact AES-3: Construction and operations would substantially degrade the existing visual character or quality of the site and its surroundings.	—	APM-AES-02	The color of the substation perimeter wall would be chosen to blend with the existing site features (i.e., a dull gray, light brown, or dull green) and minimize visual contrast with the bayfront landscape setting.	SDG&E to implement measure as described and incorporate commitments into construction contracts.	CPUC to verify proposed color palette of substation perimeter wall through review of preconstruction plans. CPUC to verify in the field. Effectiveness criteria – wall color blends with the existing site features and is consistent with the existing landscape setting.	During and following construction. Measure applies to Bay Boulevard Substation perimeter wall.
Impact AIR-1: Construction would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants. Impact AIR-4: Construction and operational activities would not expose sensitive receptors to substantial pollutant concentrations.	—	APM-AIR-01	All active construction areas, unpaved access roads, parking areas, and staging areas would be watered or stabilized with non-toxic soil stabilizers as needed to control fugitive dust.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to inspect periodically for dust control within and outside of the work area in order to ensure that fugitive dust has been controlled outside the work area.	During construction at all active construction areas, unpaved access roads, parking area, and staging areas.
Impact AIR-1: Construction would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants. Impact AIR-4:	—	APM-AIR-02	Traffic speeds on unpaved roads and the right-of-way (ROW) would be limited to 15 miles per hour.	SDG&E to implement measure as defined and incorporate commitment into construction contracts.	CPUC to periodically inspect traffic speeds within the work area in order to ensure that fugitive dust has been controlled outside the work area.	During construction on all unpaved access roads and along the ROW.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Construction and operational activities would not expose sensitive receptors to substantial pollutant concentrations.						
Impact AIR-1: Construction would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants. Impact AIR-4: Construction and operational activities would not expose sensitive receptors to substantial pollutant concentrations.	—	APM-AIR-03	SDG&E would limit actively graded areas to a cumulative total of 8 acres per day. The total area of disturbance can exceed this acreage so long as the actively graded portion is below this threshold.	SDG&E to implement measure as defined and incorporate commitment into construction contracts.	CPUC to verify in the field. Effectiveness criteria – actively graded areas do not exceed a cumulative total of eight acres per day.	During construction at actively graded areas.
Impact BIO-1 Construction activities would result in temporary and permanent loss of native vegetation. Impact BIO-5 Construction activities would result in direct or indirect loss of listed or sensitive plants or a direct loss of habitat for listed or sensitive plants.	—	APM-BIO-01	SDG&E would conduct activities in accordance with NCCP Operational Protocols to avoid, minimize, or mitigate impacts to biological resources.	SDG&E to implement NCCP Operational Protocols as defined and incorporate commitments into construction contracts.	CPUC to inspect periodically during construction to ensure SDG&E is conducting activities in accordance with NCCP Operational Protocols.	Prior to and during construction at all locations.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact BIO-7 Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife						
Impact BIO-5 Construction activities would result in direct or indirect loss of listed or sensitive plants or a direct loss of habitat for listed or sensitive plants. Impact BIO-7 Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife	—	APM-BIO-02	A biological monitor would be present during all vegetation removal activities. Within 14 days prior to vegetation removal, the biological monitor would survey the site to ensure that no sensitive species would be impacted.	SDG&E to implement measure are defined.	CPUC to inspect periodically during construction to ensure on-site monitor presence and successful avoidance of sensitive species. SDG&E to provide survey documentation to CPUC regarding avoidance of sensitive species.	Prior to and during construction at all locations where vegetation removal is proposed.
Impact BIO-8 Construction activities would result in a potential loss of nesting birds (violation of the MBTA)	—	APM-BIO-03	If a raptor nest is observed during preconstruction surveys, a qualified biologist would determine if it is active. If the nest is deemed inactive, SDG&E, under the supervision of a biological monitor, would remove and dismantle the nest promptly from existing structures that would be affected by Proposed Project construction. Removal of nests would occur outside of the raptor breeding season (January to July). If the nest is determined to be active, it would not be removed and the	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	SDG&E to provide survey report documentation to CPUC regarding avoidance and USFWS/CDFG concurrence as necessary. CPUC to inspect	Prior to and during construction for all areas identified as having suitable habitat for raptor species.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			biological monitor would monitor the nest to ensure nesting activities and/or breeding activities are not disrupted. If the biological monitor determines that Proposed Project activities are disturbing or disrupting nesting activities, the monitor would make recommendations to reduce the noise and/or disturbance in the vicinity of the nest.		periodically during construction in order to ensure successful avoidance if possible/or if not possible implementation of USFWS/CDFG approved measures deemed necessary.	
Impact BIO-10: Presence of transmission lines may result in electrocution of, and/or collisions by, listed or sensitive bird or bat species.	—	APM-BIO-04	Structures would be constructed to conform to the Avian Power Line Interaction Committee's *Suggested Practices for Avian Protection on Power Lines* to help minimize impacts to raptors.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to verify through review of preconstruction plans. Effectiveness criteria: transmission structures conform to Avian Power Line Interaction Committee's *Suggested Practices for Avian Protection on Power Lines*.	Prior to construction. This measure applies to all transmission structures.
Impact BIO-2: Construction activities would result in substantial adverse effects to jurisdictional waters, including wetlands, through vegetation removal, placement, or fill; erosion; sedimentation; and degradation of water quality.	—	APM-BIO-05 (replaced and superseded by Mitigation Measure BIO-3)	Permanent impacts to all jurisdictional resources would be compensated through habitat restoration at a minimum of a one-to-one ratio or as required by the permitting agencies.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	SDG&E to provide verification to CPUC of measure including authorizations from the appropriate jurisdictional agencies.	Prior to construction where impacts to potentially jurisdictional waters would occur.
Impact BIO-5:		APM-BIO-	Impacts to decumbent goldenbush would be minimized	SDG&E to implement	SDG&E to provide	Prior to and during

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Construction activities would result in direct or indirect loss of listed or sensitive plants or a direct loss of habitat for listed or sensitive plants.		06	by avoiding impacts to individual plants to the maximum extent practical. If avoidance is not feasible, individual plants would be transplanted and relocated to an appropriate site (as determined by a qualified biologist) within the Proposed Project area. The plants would be located as close as possible to their original location and in the same orientation (e.g., with the west-facing side of the plant facing west when relocated). If relocation of decumbent goldenbush is not feasible, or if transplanted individuals are unsuccessful, seeds would be collected and used in restoration efforts following construction of the Proposed Project.	measure as defined and incorporate commitments into construction contracts.	verification to CPUC of measure including authorizations from the appropriate jurisdictional agencies.	construction for the Bay Boulevard Substation.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact BIO-1: Construction activities would result in temporary and permanent loss of native vegetation.	BIO-1	—	**Provide Habitat Compensation or Restoration for Permanent Impacts to Native Vegetation Communities.** Where impacts to disturbed coyote brush scrub and non-native grasslands cannot be avoided, SDG&E shall restore temporarily disturbed areas to pre-construction conditions following construction and deduct credits from the SDG&E Mitigation Credits for permanent impacts to sensitive communities, as stated in the SDG&E NCCP. Where on-site restoration is planned for mitigation of temporary impacts to sensitive vegetation communities, the applicant shall identify a habitat restoration specialist to be approved by the CPUC or that the resource agencies have indicated is acceptable to determine the most appropriate method of restoration. Restoration techniques can include hydroseeding, hand-seeding, imprinting, and soil and plant salvage, as discussed in Section 7.2.1 of the NCCP. Monitoring will include visual inspection of restored areas after 1 year. A second application may be made. If, after the second year, restoration is deemed unsuccessful, the USFWS and CDFG, in cooperation with SDG&E, shall determine whether the remaining loss shall be mitigated through a deduction from the SDG&E Mitigation Credits, or whether a third application would better achieve the intended purpose. The mitigation objective for impacted sensitive vegetation communities shall be restoration to pre-construction conditions as measured by species cover, species diversity, and exotic species cover. The cover of native species should increase while the cover of non-native or invasive species should decrease. Success criteria shall be established by comparison with reference sites. If, however, roots are not grubbed during	SDG&E to implement measures as defined and incorporate commitments into construction contracts.	SDG&E to provide documentation of habitat credit deductions to CPUC. CPUC to ensure that commitments have been incorporated into contract specifications. CPUC to inspect periodically to ensure that disturbed areas have been restored to pre-construction conditions. SDG&E to provide documentation to CPUC regarding revegetation status and USFWS/CDFG concurrence as necessary. Effectiveness criteria: temporarily disturbed areas are revegetated and meet identified success criteria. Permanent impacts to sensitive natural communities are mitigated through deduction of habitat credits.	Prior to, during, and following construction. This measure applies to all area where impacts to sensitive natural communities are unavoidable.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			temporary impacts, restoration/ hydroseeding may not be necessary. This applies to impacts greater than 500 square feet, and only where grubbing occurred. For all temporary impacts greater than 500 square feet, acreage not meeting success criteria shall be deducted from SDG&E's mitigation credits at a 1:1 ratio. In addition, SDG&E shall mitigate for permanent impacts to disturbed coyote brush scrub at a ratio of 1.5:1 and non-native grasslands at a ratio of 1:1 for all permanent impacts that would result from construction activities. These habitats require mitigation because they are considered sensitive habitats by the resource agencies, are potential habitat for sensitive species, and provide foraging habitat for raptors. Evidence shall be provided to the CPUC that 7.55 acres of coastal sage scrub and 9.46 acres of non-native grasslands have been deducted from NCCP credits.			
Impact BIO-1: Construction activities would result in temporary and permanent loss of native vegetation.	BIO-2	—	**Topsoil Salvaging.** During construction, the upper 12 inches of topsoil (or less depending on existing depth of topsoil) shall be salvaged and replaced wherever open trenching activities are required through open land with native vegetation (not including graded roads and road shoulders) for the installation of the underground banks.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to verify measure through review of preconstruction plans. CPUC to inspect periodically during construction in order to ensure that topsoil is salvaged and replaced. Effectiveness criteria: Topsoil is visibly salvaged and replaced at trench locations.	During construction where trenching occurs through open land.
Impact BIO-2: Construction activities would result in substantial adverse	BIO-3 (replaces and supersed	—	**Provide Habitat Compensation or Restoration for Permanent Impacts to Jurisdictional Resources**. Permanent impacts to all jurisdictional resources shall be compensated through a combination habitat	SDG&E to implement measure as defined and incorporate commitments into	SDG&E to provide documentation of jurisdictional permit issuance and Habitat	Prior to construction. This measure applies to all areas where permanent impacts to

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
effects to jurisdictional waters, including wetlands, through vegetation removal, placement, or fill; erosion; sedimentation; and degradation of water quality.	es APM-BIO-05)		creation (i.e., establishment) and habitat restoration at a minimum of a 4:1 ratio with at least 1:1 creation of new jurisdictional areas or as required by the permitting agencies. The creation/restoration effort shall be implemented pursuant to a habitat restoration plan, which shall include success criteria and monitoring specifications and shall be approved by the permitting agencies prior to construction of the project. A habitat restoration specialist will be designated and approved by the permitting agencies and will determine the most appropriate method of restoration. Restoration techniques may include hydroseeding, hand-seeding, imprinting, and soil and plant salvage. All habitat creation and restoration used as mitigation on public lands shall be located in areas designated for resource protection and management. All habitat creation and restoration used as mitigation on private lands shall include long-term management and legal protection assurances. Appropriate permits from the wetland resource agencies including ACOE, CDFG, RWQCB, and CCC for the impacts to wetlands and jurisdictional waters shall be provided to the CPUC prior to construction. Buffers for wetland areas shall be included as required by the wetland resource agencies.	construction contracts.	Restoration Plan to CPUC. Effectiveness criteria: Permanent impacts to jurisdictional resources are mitigated through habitat creation and habitat restoration. SDG&E obtains permits from agencies for impacts to jurisdictional resources.	jurisdictional resources are anticipated.
Impact BIO-3: Construction and operation/ maintenance activities would result in the introduction of invasive, non-native, or noxious plant species	BIO-4	—	**Prepare and implement a Noxious Weeds and Invasive Species Control Plan.** A Noxious Weeds and Invasive Species Control Plan shall be prepared and reviewed by the California Department of Fish and Game and California Public Utilities Commission. The plan shall be submitted to the CPUC at least 30 days prior to ground-disturbance activities. The plan shall be implemented during all phases of project construction. The plan shall include best management practices (BMPs) to avoid and minimize the direct or indirect effect	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to ensure that commitments have been incorporated into contract specifications. CPUC to inspect periodically to ensure that revegetated areas have been successfully protected from the introduction or	Prior to construction, during construction and after construction for all project areas.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			of the establishment and spread of invasive plant species during construction that were not present prior to construction. Implementation of specific protective measures shall be required during construction, such as using weed-free imported soil/material and restricting vegetation removal. Development and implementation of weed management procedures shall be used to monitor and control the spread of weed populations that were not present along the construction access and transmission line rights-of-way. Noxious weed management shall be conducted annually for 2 years to limit the spread of localized invasive plant species. This shall include weed abatement efforts targeted at plants listed as invasive exotics by the California Invasive Plant Council in its most recent "A" or "Red Alert" list. Pesticide/herbicide use shall be limited to pre-emergent pesticides and shall only be applied in accordance with label and application permit directions and restrictions for terrestrial and aquatic applications.		establishment of invasive species in post-construction areas.	
Impact BIO-4: Construction activities would create dust that would result in degradation of vegetation	BIO-5	—	**Prepare and Implement a Dust Control Plan**. A Dust Control Plan shall be prepared and submitted to the California Public Utilities Commission. The project proponent shall (a) pave, apply water daily, as needed to control fugitive dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas if construction activity causes persistent visible emissions of fugitive dust beyond the work area; (b) pre-water sites as appropriate up to 48 hours in advance of clearing; (c) reduce the amount of disturbed area where feasible; (d) spray all dirt stock-pile areas daily as needed; (e) cover loads in haul trucks or maintain at least 6 inches of free-board when traveling on public roads; (f) pre-moisten prior to transport and import and export of dirt, sand, or loose	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to ensure that commitments have been incorporated into contract specifications. CPUC to inspect periodically to ensure dust control measures are being implemented as defined.	During construction for all project areas.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			materials; (g) sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets or wash trucks and equipment before entering public streets; (h) plant vegetative ground cover in disturbed areas as soon as possible following construction or in accordance with the landscape plan, taking into account the appropriate planting season; and (i) apply chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands that are unused for 14 consecutive days); and (j) prepare and file with the CPUC a Dust Control Plan that describes how these measures would be implemented and monitored throughout construction.			
Impact BIO-7: Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife.	BIO-6	—	A survey shall be conducted within 30 days and not less than 14 days prior to initiation of construction by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) to determine the presence or absence of the burrowing owl in the project site limits, and to the extent practicable, suitable habitat located within 250 feet of the project boundary. The survey results shall be provided to the CPUC within 14 days following completion of the surveys. In addition, the burrowing owl shall be looked for opportunistically as part of other surveys and the monitoring required during project construction. If the burrowing owl is absent from the survey area, then no mitigation or avoidance measures are required. If the burrowing owl is present, no project-related disturbance shall occur within 160 feet of occupied burrows from October 16 through March 31. If burrowing owls are found within the project area or	SDG&E to implement measure as defined and in concurrence with the CDFW, as required.	SDG&E to provide survey report documentation CPUC regarding avoidance and CDFG concurrence as necessary. CPUC to inspect periodically during construction in order to ensure successful avoidance if possible/or if not possible implementation of CDFG approved measures deemed necessary.	Prior to and during construction for all areas in the Proposed Project site limits plus 250 feet beyond.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			within250 feet of the project area during the breeding season (February 1 through August 31), a no-construction or project-related disturbance buffer will be established around the active burrow until the young have fledged, as determined by a qualified biologist. A 660-foot (200 meter) no-disturbance buffer of occupied burrows is recommended from April 1 through October 15 (CDFG 2012); however, an appropriately sized buffer will be established in writing with concurrence from the CDFW. During construction, any pipe or similar construction material that is stored on site for one or more nights shall be inspected for burrowing owls by a qualified biologist before the material is moved, buried, or capped. If burrowing owls are present within the project site and/or work areas, and those occupied burrows cannot be avoided during the non-breeding season (September 1 to January 31), temporary or permanent burrow exclusion and or burrow closure can be implemented if the following conditions are satisfied: 1) a Burrowing Owl Exclusion Plan is developed and approved by the local CDFW office; 2) permanent or temporary loss of occupied burrows and habitat is mitigated in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) recommendations; 3) site monitoring is conducted to ensure that take is avoided; and 4) excluded burrowing owls are documented using artificial or natural burrows on an adjacent site, consistent with requirements as established in the Burrowing Owl Exclusion Plan (CDFG 2012). Passive relocation of owls shall be implemented prior to construction only at the direction of CDFG and only if the previously described			

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			occupied burrow disturbance absolutely cannot be avoided (e.g., due to physical or safety constraints). If the alternate burrows are not used by the relocated owls, then the applicant shall work with CDFG to provide alternate mitigation for burrowing owls.			
Impact BIO-7: Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife. Impact BIO-8: Construction activities would result in a potential loss of nesting birds (violation of the MBTA).	BIO-7		If construction activities including but not limited to grading or site disturbance are to occur between February 15 and September 15, a nesting bird survey shall be conducted by a qualified avian biologist to determine the presence of nests or nesting birds within 500 feet of the construction activities. The nesting bird surveys shall be completed no more than 72 hours prior to any construction activities. The survey will focus on special-status species such as but not limited to California horned lark, California least tern, western snowy plover, Caspian tern, gull-billed tern, and other nesting birds that may be disturbed by human activity. All ground-disturbance activity within 500 feet of an active nest will be halted until that nesting effort is finished. However, the buffer may be reduced at the discretion of a qualified, on-site biologist with the concurrence of the CPUC and Resource Agencies. If a buffer request reduction is granted, a qualified biologist will monitor the nest to make certain that construction activities are not disturbing the nesting bird(s). If the qualified biologist determines that the construction activities are disturbing the nesting bird(s), the original buffer will be reinstituted. The on-site biologist will review and verify compliance with these nesting boundaries and will verify that the nesting effort has finished. Work can resume when no other active nests are found. Upon completion of the survey and any	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	SDG&E to provide survey report documentation to CPUC regarding avoidance and CDFG concurrence as necessary. CPUC to inspect periodically during construction in order to ensure successful avoidance if possible/or if not possible implementation of additional mitigation shall occur.	Prior to and during construction for all areas within 500 feet of construction activities.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			follow-up construction avoidance management, a report shall be prepared and submitted to CPUC.			
Impact BIO-7: Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife.	BIO-8		Prior to commencing any construction activity including ground disturbance, SDG&E shall provide a noise report to CPUC from a certified acoustician to document the noise levels that would result from proposed construction activities at the active nests identified under BIO-7. In the event the report prepared by a certified acoustician indicates construction noise levels may exceed 60 dBA Leq(h) at nearby sensitive habitat areas and/or active nests, a temporary noise barrier shall be constructed to reduce noise levels to below 60 dBA Leq(h) where feasible or otherwise approved by the CDFG, to attenuate noise from construction equipment. The height and materials of the noise barrier would depend on several factors, including the construction noise level as well as distance from sensitive habitat areas and active nests. Depending on various geometric and design factors, a temporary noise barrier could attenuate construction noise by approximately 5 to 15 dB. If the installation of a temporary noise barrier is infeasible for specific construction activities, or if noise levels cannot be reduced below 60 dBA Leq(h), mufflers or other noise-suppression devices that exceed the original manufacturer's specifications shall be utilized to help reduce noise levels. Noise-monitoring equipment would be installed near active nests for areas where noise walls are infeasible to monitor noise levels during construction, and equipment would be turned off when not required for active construction activities. If noise levels still exceed 60 dBA Leq(h) at the edge of nesting territories and/or a no-construction buffer	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	SDG&E to provide noise report documentation to CPUC. If noise walls are required, CPUC to verify construction of walls in the field. Effectiveness criteria – construction noise is attenuated to below the 60 dBA Leq(h) threshold.	Prior to and during construction. This measure applies to construction activities that would generate noise in excess of established thresholds at active nests.

Applicant Proposed Measures and Mitigation Measures
South Bay Substation Relocation Project

Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			cannot be maintained, construction shall be deferred in that area until the nestlings have fledged unless otherwise approved by the CDFG.			
Impact BIO-9: Construction or operational activities would adversely affect linkages or wildlife movement corridors, the movement of fish, and/or native wildlife nursery sites. Impact BIO-10: Presence of transmission lines may result in electrocution of, and/or collisions by, listed or sensitive bird or bat species.	BIO-9	—	SDG&E shall install sufficient raptor perch deterrent devices (on the top of project components including buildings, structures, steel poles, and the lattice communication tower to discourage raptors from landing on the surface and potentially preying on special-status wildlife species in the area. The condition of the raptor perch deterrent devices will be monitored on at least an annual basis and replaced if missing or showing signs of wear.	SDG&E to implement measures as defined and incorporate commitments into construction contracts.	SDG&E to provide deterrent plan to CPUC for review. CPUC to verify installation in the field. Effectiveness criteria: Perch deterrent devices are installed and raptors deterred from landing on vertical project components. Perching opportunities effectively minimized.	Prior to and during construction. This measure applies to all vertical project components including transmission poles, substation equipment, and communications tower.
Impact BIO-1 Construction activities would result in temporary and permanent loss of native vegetation.	BIO-10		To the maximum extent feasible, temporary work areas (cable pull sites, jack-and-bore operations, etc.) shall be sited in locations that do not contain any sensitive habitat. A qualified biologist shall review all proposed temporary work areas for presence of sensitive biological resources, and submit a letter signed by the qualified biologist to the CPUC 30 days prior to construction that identifies whether any sensitive resources are present. Erosion control measures shall be implemented both during and following construction in accordance with the stormwater pollution prevention plan. All areas of temporary disturbance shall be returned to pre-construction conditions immediately following construction.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	SDG&E to provide documentation of review to CPUC. CPUC to verify erosion control measures through review of pre-construction plans. CPUC to verify implementation of erosion control measures and revegetation of temporarily disturbed areas in field.	Prior to, during, and immediately following construction. This measure applies to all temporary work areas.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
					Effectiveness criteria: temporary work areas avoided sensitive habitat or, if not possible, temporarily disturbed areas are pre-construction conditions.	
Impact BIO-7: Construction activities would result in direct or indirect loss of listed or sensitive wildlife or a direct loss of habitat for listed or sensitive wildlife. Impact BIO-9: Construction or operational activities would adversely affect linkages or wildlife movement corridors, the movement of fish, and/or native wildlife nursery sites.	BIO-11		Helicopter activity during construction shall be restricted to the avian non-breeding season defined as between September 15 and February 15. Should helicopter activity be deemed necessary during the breeding season, a nesting bird survey shall be conducted by a qualified avian biologist to determine whether any nesting birds and/or active nests are present within the boundaries of the project. If nesting birds are present and/or an active nest is discovered, helicopter activity shall be postponed until a qualified avian biologist confirms that nesting is complete and the young have fledged. Additionally, SDG&E shall coordinate with USFWS representative of the Sweetwater Marsh NWR and South San Diego Bay NWR (collectively, the San Diego Bay NWR), as well as the CDFG, to determine whether helicopter activities may potentially impact nesting birds within the reserves. Should helicopter activity be deemed necessary in the presence of known or potentially nesting birds following surveys, the applicant shall coordinate with USFWS to determine whether the occurrence of helicopter activity is acceptable during the breeding season at the proposed locations. Documentation of USFWS-approved helicopter use shall be provided to CPUC prior to helicopter activities occurring in the event that USFWS determines helicopter activities are permitted between	SDG&E to implement measures as defined and incorporate commitments into construction contracts.	SDG&E to provide survey report documentation to CPUC regarding presence of nesting birds and USFWS/CDFG concurrence as necessary. Effectiveness criteria: In the event that helicopter activities must occur during the breeding season (February 28 through September 16), SDG&E receives approvals for activities from USFWS and CDFG.	Prior to construction. This measure applies to helicopter activities associated with transmission pole/structure removal and overhead conductor installation.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			February 15 and September 15.			
Impact CUL-1: Construction of the project would cause an adverse change to significant prehistoric or historic archaeological resources.	—	APM-CUL-01	Prior to construction, all SDG&E, contractor, and subcontractor project personnel would receive training regarding the appropriate work practices necessary to effectively implement the APMs and to comply with the applicable environmental laws and regulations, including the potential for exposing subsurface cultural resources and paleontological resources and to recognize possible buried resources. This training would include presentation of the procedures to be followed upon discovery or suspected discovery of archaeological materials, including Native American remains, and their treatment, as well as of paleontological resources.	SDG&E to conduct training program as described.	SDG&E to provide CPUC documentation demonstrating implementation of the training program.	Prior to ground-disturbing activities in all construction areas.
Impact CUL-1: Construction of the project would cause an adverse change to significant prehistoric or historic archaeological resources.	—	APM-CUL-02	In the event that cultural resources are discovered, SDG&E's cultural resource specialist and environmental project manager would be contacted at the time of discovery. SDG&E's cultural resource specialist would determine the significance of the discovered resources. SDG&E's cultural resource specialist and environmental project manager must concur with the evaluation procedures to be performed before construction activities in the vicinity of the discovery are allowed to resume. For significant cultural resources, a research design and data recovery program would be prepared and carried out to mitigate impacts.	SDG&E to provide qualified cultural resource specialist. Cultural resource specialist would prepare a Research Design and Data Recovery Program if needed.	CPUC to review Research Design and Data Recovery Program if needed.	During ground-disturbing activities in all construction areas. This measure applies only in the event that cultural resources are discovered during construction.
Impact CUL-1: Construction of the project would cause an adverse change to significant prehistoric or historic archaeological	—	APM-CUL-03	All collected cultural remains would be cleaned, cataloged, and permanently curated with an appropriate institution. All artifacts would be analyzed to identify function and chronology as they relate to the history of the area. Faunal material would be identified as to species.	SDG&E to provide qualified cultural resource specialist to coordinate cleaning, cataloguing, and curation at appropriate	SDG&E to provide CPUC documentation demonstrating implementation of data recovery program.	During construction. This measure applies to cultural remains encountered during ground-disturbing activities.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
resources.				institution.		
Impact PALEO-1: Construction of the project would destroy or disturb significant paleontological resources.	—	APM-CUL-04	A qualified paleontologist would attend preconstruction meetings, as needed, to consult with the excavation contractor concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual with an MS or PhD in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of San Diego County, and who has worked as a paleontological mitigation project supervisor in the region for at least 1 year. The requirements for paleontological monitoring would be noted on the construction plans.	SDG&E to provide qualified paleontologist and incorporate monitoring requirements on the construction plans.	CPUC to verify monitoring requirements through review of pre-construction plans. Documentation of paleontologist presence at pre-construction meeting as well as qualification including education and experience, provided to CPUC.	Prior to construction.
Impact PALEO-1: Construction of the project would destroy or disturb significant paleontological resources.	—	APM-CUL-05	A paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials, would work under direction of the qualified project paleontologist and would be on site to observe excavation operations that involve the original cutting of previously undisturbed deposits with high paleontological resource sensitivity (i.e., Bay Point Formation). These impacts are likely to occur for all project-related excavations that extend deeper than 7 feet below present existing grades. For those project-related excavation activities known to be restricted to depths shallower than 7 feet, a paleontological monitor would not be needed on site. However, because the Pleistocene-age Bay Point Formation is locally covered by Quaternary alluvium and artificial fill deposits, careful monitoring of deeper excavations in these deposits (i.e., less than 6 to 7 feet) would be necessary to ensure that overall monitoring of the Bay Point Formation is as complete as possible.	SDG&E to provide qualified paleontological monitor and incorporate monitoring requirements on the construction plans.	CPUC to verify monitoring requirements through review of pre-construction plans. CPUC to verify paleontological monitor in the field.	Prior to and during construction. This measure applies to all ground disturbance activities extending deeper than seven feet occurring within the Bay Point Formation.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact PALEO-1: Construction of the project would destroy or disturb significant paleontological resources.	—	APM-CUL-06	In the event that fossils are encountered, the project paleontologist would have the authority to divert or temporarily halt construction activities in the area of discovery to allow the recovery of fossil remains in a timely fashion. The paleontologist would contact SDG&E's cultural resource specialist and environmental project manager at the time of discovery. The paleontologist, in consultation with SDG&E's cultural resource specialist, would determine the significance of the discovered resources. SDG&E's cultural resource specialist and environmental project manager must concur with the evaluation procedures to be performed before construction activities are allowed to resume. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on site. When fossils are discovered, the paleontologist (or paleontological monitor) would recover them along with pertinent stratigraphic data. In most cases, this fossil salvage can be completed in a short period of time. Because of the potential for recovery of small fossil remains, such as isolated mammal teeth, recovery of bulk sedimentary-matrix samples for off-site wet screening from specific strata may be necessary, as determined in the field. Fossil remains collected during monitoring and salvage would be cleaned, repaired, sorted, cataloged, and deposited in a scientific institution with permanent paleontological collections. A final summary report would be completed outlining the results of the mitigation program. The report would discuss the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	SDG&E to implement measure as defined and incorporate commitments into construction contracts. SDG&E to provide project paleontologist.	CPUC and SDG&E monitor to ensure work is suspended upon discovery of resources to ensure avoidance of all significant cultural resources. SDG&E to provide summary report of mitigation program to CPUC.	During construction in all work areas where fossils are encountered.
Impact	CUL-1	—	During initial grading and trenching activities, a	SDG&E to implement	CPUC and SDG&E	During construction in

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
CUL-1: Construction of the project would cause an adverse change to significant prehistoric or historic archaeological resources.			qualified archaeologist shall be on site to determine whether any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, such as chipped or ground stone, historic debris, building foundation, or human bones. In the event that any cultural resources are discovered, all work within the immediate vicinity (50 feet) of the resources shall be halted, and a qualified archaeologist shall be consulted to assess the significance of the find. If any find is determined to be significant, representatives of SDG&E, California Public Utilities Commission (CPUC), and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, with the ultimate determination to be made by the CPUC. All significant cultural materials recovered shall be subject to scientific analysis; professional museum curation, as necessary; and a report prepared by a qualified archaeologist according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the CPUC and SDG&E shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. If the CPUC, in consultation with the qualified archaeologist, determines that a significant archaeological resource is present and that the	measure as defined. SDG&E to provide qualified archaeologist in the event that prehistoric or historic subsurface cultural resources are discovered.	monitor to ensure work is suspended upon discovery of resources to ensure avoidance of all significant cultural resources. SDG&E to provide summary report of mitigation program to CPUC. The qualifications of the archaeologist shall be approved by the CPUC.	all work areas where prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
			resource could be adversely affected by the Proposed Project, SDG&E will: Re-design the project to avoid any adverse effect on the significant archaeological resource Implement an archaeological data recovery program (ADRP), unless the qualified archaeologist determines that the archaeological resource is of greater interpretive use than research significance, and that interpretive use of the resource is feasible. If the circumstances warrant an ADRP, such a program shall be conducted. The project archaeologist and the CPUC shall meet and consult to determine the scope of the ADRP. The archaeologist shall prepare a draft ADRP that shall be submitted to the CPUC for review and approval. The ADRP shall identify how the proposed ADRP would preserve the significant information the archaeological resource is expected to contain. That is, the ADRP shall identify the scientific/historical research questions that are applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to portions of the historical property that could be adversely affected by the Proposed Project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.			
Impact CUL-1: Construction of the project would cause an adverse change to	CUL-2	—	If human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has	SDG&E to provide qualified archaeologist to monitor during ground-disturbing	CPUC and SDG&E monitor to ensure work is suspended upon discovery of resources	During ground-disturbing activities in all construction areas.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
significant prehistoric or historic archaeological resources. Impact CUL-2: Construction of the project would cause an adverse change to sites known to contain human remains, either in formal cemeteries or buried Native American remains.			immediately notified the county coroner and otherwise complied with the provisions of State CEQA Guidelines, Section 15064.5(e). If the remains are found to be Native American, the county coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The most likely descendant of the deceased Native American shall be notified by the NAHC and given the opportunity to make proper disposition of human remains. If the NAHC is unable to identify the most likely descendant, or if no recommendations are made within 24 hours, remains may be reinterred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance. If recommendations are made and not accepted, the NAHC will mediate.	activities. SDG&E to contact County Coroner if human remains are found. Coroner to contact NAHC if appropriate.	to ensure avoidance of all significant cultural resources. The qualifications of the qualified archaeologist shall be approved by the CPUC.	
Impact G-1: Ground acceleration/ground shaking that could damage components. Impact G-2: Ground rupture that could displace surface deposits along faults. Impact G-3: Seismically induced ground failures, including liquefaction, lateral spreading, and seismic slope instability.		APM-GEO-01	SDG&E would consider the recommendations and findings of the geotechnical investigation prepared by GEOCON Inc. and the contractor's geotechnical engineer in the final design of all Proposed Project components to ensure that the potential for expansive soils and differential settling is compensated for in the final design and construction techniques. SDG&E would comply with all applicable codes and seismic standards. In addition, the Proposed Project would be configured according to the Institute of Electrical and Electronics Engineers 693 "Recommended Practices for Seismic Design of Substations" in order to withstand anticipated ground motion. The final design would be reviewed and approved by a professional engineer registered in the State of California prior to construction.	SDG&E to implement measure as defined and incorporate recommendation and findings (if necessary) on construction plans. SDG&E to provide copies of the geotechnical evaluation to the CPUC.	CPUC to verify incorporation of recommendations and findings on pre-construction plans (if necessary).	Prior to construction. This measure applies to all components of the Proposed Project.
Impact G-3: Seismically induced ground	G-1		**Geotechnical Investigations for Liquefaction and Slope Instability.** SDG&E shall perform design-level	SDG&E to implement measure as defined	CPUC to verify incorporation of	Prior to construction. This measure applies

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
failures, including liquefaction, lateral spreading, and seismic slope instability.			geotechnical investigations to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards to affect the approved project and all associated facilities. Where these hazards are found to exist, appropriate engineering design and construction measures shall be incorporated into the project designs. Appropriate measures could include construction of pile foundations, ground improvement of liquefiable zones, installation of flexible bus connections, and incorporation of slack in underground cables to allow ground deformations without damage to structures. The geotechnical investigations prepared by a certified geologist shall be submitted to the CPUC 60 days prior to construction of proposed structures.	and incorporate recommendation and findings (if necessary) on construction plans. SDG&E to provide copies of the geotechnical evaluation to the CPUC.	recommendations and findings on pre-construction plans (if necessary).	to all components of the Proposed Project constructed at Alternative Site locations.
Impact HAZ-1: Impacts to soil or groundwater could result from an accidental spill or release of hazardous materials due to improper handling or storage of hazardous materials during construction activities. Impact HAZ-2: Previously unknown soil and/or groundwater contamination could be encountered during grading or excavation. Impact HAZ-5: Impacts to soil or groundwater could result from	—	APM-HAZ-01	SDG&E would prepare and implement a project-specific Hazardous Substance Management and Emergency Response Plan during the construction period to reduce or avoid potentially hazardous materials for the purposes of worker safety, protection from groundwater contamination, and proper disposal of hazardous materials.	Plans to be submitted to CPUC, DTSC, and San Diego County Department of Environmental Health.	SDG&E to submit plans in order for CPUC, DTSC, and San Diego County DEH to verify. CPUC to verify and ensure that potential exposure of workers, the public or the environment to hazardous materials in contaminated soil and/or groundwater has been minimized.	Prior to construction and during construction.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
accidental spill or release of hazardous materials during operations and maintenance.						
Impact HAZ-1: Impacts to soil or groundwater could result from an accidental spill or release of hazardous materials due to improper handling or storage of hazardous materials during construction activities. Impact HAZ-2: Previously unknown soil and/or groundwater contamination could be encountered during grading or excavation.	HAZ-1a	—	Prior to construction, all SDG&E, contractor, and subcontractor project personnel would receive training regarding the appropriate work practices necessary to effectively implement hazardous materials procedures and protocols and to comply with the applicable environmental laws and regulations, including, without limitation, hazardous materials spill prevention and response measures. A sign-in sheet of contractor and subcontractor project personnel who have received training shall be provided to California Public Utilities Commission on a regular basis depending on the level of construction activity.	SDG&E to conduct training program as described and incorporate measure into construction contracts. SDG&E to provide documentation of contractor and subcontractor training to the CPUC.	SDG&E to submit evidence of training in order for CPUC to verify.	Prior to construction.
Impact HAZ-1: Impacts to soil or groundwater could result from an accidental spill or release of hazardous materials due to improper handling or storage of hazardous materials during construction activities. Impact HAZ-2: Previously unknown soil and/or groundwater	HAZ-1b	—	The hazardous substance management and emergency response plan proposed by APM-HAZ-01 shall be reviewed and approved by the California Public Utilities Commission (CPUC), California Department of Toxic Substances Control, and San Diego County Department of Environmental Health (DEH), Hazardous Materials Division. The plan shall meet the requirements identified in California Health and Safety Code Sections 25503.4, 25503.5, and 25504 and specifically addressed for the County of San Diego in the County of San Diego DEH, Hazardous Material Division guidance on Hazardous Materials Business Plans.	Plans to be submitted to CPUC, DTSC, and San Diego County Department of Environmental Health.	SDG&E to submit plans in order for CPUC, DTSC, and San Diego County DEH to verify	Prior to construction.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
contamination could be encountered during grading or excavation. Impact HAZ-5: Impacts to soil or groundwater could result from accidental spill or release of hazardous materials during operations and maintenance.						
Impact HAZ-1: Impacts to soil or groundwater could result from an accidental spill or release of hazardous materials due to improper handling or storage of hazardous materials during construction activities. Impact HAZ-2: Previously unknown soil and/or groundwater contamination could be encountered during grading or excavation. Impact HAZ-3: Release of Hazardous Materials during Substation Operation.	HAZ-1c	—	During removal of hazardous materials, SDG&E shall have an experienced environmental professional with 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training on site. This professional shall monitor the work site for contamination (including the subsurface) and shall ensure the implementation of mitigation measures needed to prevent exposure to the workers or the public. These measures shall include signage and dust control.	SDG&E to implement measure as defined and incorporate commitment into construction contracts	CPUC to inspect periodically and verify list of personnel to ensure that potential exposure of workers, the public or the environment to hazardous materials has been minimized.	During construction where the transport, use, or disposal of hazardous materials occurs.
Impact HAZ-2: Previously unknown	HAZ-2	—	As part of the final design, a site assessment shall be performed to augment and consolidate previous studies	SDG&E to implement measure as defined	SDG&E to submit plan (and, if necessary,	During final design.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
soil and/or groundwater contamination could be encountered during grading or excavation.			performed for the entire Proposed Project site to identify where hazardous materials or wastes may be encountered. The site assessment shall be submitted to the California Public Utilities Commission and the Department of Toxic Substances Control at least 60 days prior to construction activities. In the event that grading, construction, or operation of proposed facilities will encounter hazardous waste, SDG&E shall ensure compliance with the State of California CCR Title 23 Health and Safety Regulations as managed by the Department of Toxic Substances Control and San Diego County Department of Environmental Health (DEH). Excavated soils impacted by hazardous waste or materials will be characterized and disposed of in accordance with CCR Title 14 and Title 22, the Department of Toxic Substances Control, and the San Diego County DEH.	and incorporate compliance requirements into construction contracts. SDG&E to prepare assessment and submit to CPUC and DTSC. SDG&E to submit documentation to CPUC and DTSC regarding compliance with applicable hazardous waste disposal regulations (if necessary).	hazardous materials disposal documentation) in order for CPUC to verify.	
Impact HAZ-3: Release of Hazardous Materials during Substation Operation. Impact HAZ-5: Impacts to soil or groundwater could result from accidental spill or release of hazardous materials during operations and maintenance.	HAZ-3a and HAZ-3b	—	HAZ-3a - SDG&E shall prepare and submit a copy of the Spill Prevention, Control, and Countermeasure plan, as required by Title 40 CFR Section 112.7, to the California Public Utilities Commission for review and approval and to California Department of Toxic Substances Control for review at least 60 days before the start of operation of the Bay Boulevard Substation. HAZ-3b - No hazardous materials used by SDG&E for operations and maintenance of the proposed substation will be stored or disposed of on site, and their use or disposal will conform to applicable laws and regulations governing the use, management, and disposal of hazardous materials.	Plan to be submitted to CPUC and DTSC.	SDG&E to prepare plan and submit in order for CPUC and DTSC to verify.	Plan submitted 60 days prior to the start of operation of the Bay Boulevard Substation.
Impact HAZ-6: Significant risk of loss,	HAZ-4	—	Fires shall be prevented or minimized by exercising care when operating utility vehicles within the right-of-	SDG&E implement measure as defined	CPUC to verify through review of pre-	Prior to and during construction.

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injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.			way and access roads and by parking vehicles away from dry vegetation where hot catalytic converters can ignite a fire. In times of high fire hazard, it may be necessary for construction vehicles to carry water and shovels or fire extinguishers. Fire protective mats or shields would be used during grinding or welding to prevent or minimize the potential for fire.	and incorporate compliance requirements into construction contracts.	construction plans. CPUC to verify in the field.	
Impact HYD-7: Accidental releases of contaminants from project facilities could degrade water quality.		APM-HAZ-01	SDG&E would prepare and implement a project-specific Hazardous Substance Management and Emergency Response Plan during the construction period to reduce or avoid potentially hazardous materials for the purposes of worker safety, protection from groundwater contamination, and proper disposal of hazardous materials.			
Impact HYD-1: Construction activity could degrade water quality due to erosion and sedimentation. Impact HYD-2: Construction activity could degrade water quality through spills of potentially harmful materials. Impact HYD-5: Creation of new impervious areas could cause increased runoff, resulting in flooding or increased erosion downstream.	HYDRO-1	—	In accordance with the stormwater pollution prevention plan (SWPPP) to be prepared under the State General Construction Permit, work crews shall use erosion control measures during grading activities. Implementation of the SWPPP shall help stabilize soil in graded areas and waterways and reduce erosion and sedimentation. Mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during construction activities. The SWPPP shall be submitted to the California Public Utilities Commission prior to construction activities.	SDG&E to implement measure as defined and incorporate commitments into construction contracts.	CPUC to ensure that commitments have been incorporated into construction contracts. CPUC to inspect periodically to ensure minimization of disturbance and erosion. SDG&E to submit SWPPP to CPUC in order to verify.	Prior to and during construction. This measure applies to grading activities.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact HYD-3: Excavation could degrade groundwater quality in areas of shallow groundwater. Impact HYD-7: Accidental releases of contaminants from project facilities could degrade water quality.	HYDRO-2a	—	Prior to construction, SDG&E shall consult with the San Diego Regional Water Quality Control Board (RWQCB) to determine whether an individual discharge permit is required for dewatering at any of the project areas anticipated to encounter groundwater. A copy of the permit or a waiver from the RWQCB, if required, shall be provided to the California Public Utilities Commission prior to dewatering activities.	SDG&E to implement measure as defined.	CPUC to review documentation of coordination with RWQCB. If necessary, SDG&E to provide applicable permit, waiver, or confirmation of coverage to CPUC to verify.	Prior to construction.
Impact HYD-3: Excavation could degrade groundwater quality in areas of shallow groundwater. Impact HYD-7: Accidental releases of contaminants from project facilities could degrade water quality.	HYDRO-2b	—	SDG&E shall submit to California Public Utilities Commission prior to construction a typical dewatering drawing that shall be implemented during dewatering activities. The drawing shall include the location of pumps within secondary containment, fuel storage areas, anticipated discharge point, scour protection measures, intake hose screening, and monitoring procedures to ensure that hazardous materials spills are addressed in a timely manner and discharge hoses are frequently inspected for leaks.	SDG&E to implement measure as defined and incorporate into construction plans. Monitoring procedure to be incorporated into construction contracts.	SDG&E to provide dewatering drawing to CPUC in order to verify.	Prior to construction.

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Impact HYD-3: Excavation could degrade groundwater quality in areas of shallow groundwater. Impact HYD-7: Accidental releases of contaminants from project facilities could degrade water quality.	HYDRO-2c	—	Creek and drainage crossings shall be conducted in a manner that does not result in a sediment-laden discharge or hazardous materials release to the water body. The following measures shall be implemented during jack-and-bore operations: 1. Site preparation shall begin no more than 10 days prior to initiating horizontal bores to reduce the time soils are exposed adjacent to creeks and drainages. 2. Trench and/or bore pit spoil shall be stored at an appropriate distance from the top of bank or wetland/riparian boundary for Telegraph Creek and the drainage along Bay Boulevard. As identified in the Stormwater Pollution Prevention Plan (SWPPP), the Qualified SWPPP Practitioner (QSP) shall have discretion over the trench and/or bore pit spoil storage locations. Spoil shall be stored behind a sediment barrier and covered with plastic or otherwise stabilized (i.e., tackifiers, mulch, or detention). 3. Portable pumps and stationary equipment shall be located a sufficient distance away from water resources (i.e., wetland/riparian boundary, creeks, drainages). As identified in the SWPPP, the QSP shall have discretion over the placement of portable pumps and stationary equipment for the protection of water resources and shall determine whether pumps and equipment require secondary containment with adequate capacity to contain a spill (i.e., a pump with 10-gallon fuel or oil capacity should be placed in secondary containment capable of holding 15 gallons). A spill kit shall be maintained on site at all times.	SDG&E to implement measure as defined and incorporate measures into construction contracts.	CPUC to inspect jack-and-bore operations to ensure that discharged materials does not impact receiving waters.	During jack-and-bore operations at all creek and drainage crossings.

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			4. Immediately following backfill of the bore pits, disturbed soils shall be seeded and stabilized to prevent erosion and temporary sediment barriers left in place until restoration is deemed successful.			
Impact LU-1: Construction would temporarily disturb land uses at or near project components.	L-1a	—	SDG&E or its construction contractor shall provide advance notice, between 2 and 4 weeks prior to construction, by mail to all residents or property owners within 300 feet of the project. The announcement shall state specifically where and when construction will occur in the area. SDG&E shall also publish a notice of impending construction in local newspapers, stating when and where construction will occur. Prior to construction, copies of all notices shall be submitted to the CPUC.	SDG&E shall provide public notification as defined.	SDG&E to provide CPUC with construction notices for review and approval prior to construction. Notices to provide advanced notice of construction activities in order to limit noise, dust, and disruption impacts.	Prior to construction for all residences and property owners within 300 feet of the project.
Impact LU-1: Construction would temporarily disturb land uses at or near project components.	L-1b	—	SDG&E shall identify and provide a public liaison officer before and during construction to respond to concerns of neighboring residents about noise, dust, and other construction disturbance. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public in accordance with Mitigation Measure L-1a. SDG&E shall also establish a telephone number for receiving questions or complaints during construction and shall develop procedures for responding to callers. Procedures shall be submitted to the CPUC for review and approval prior to construction, and bimonthly reports summarizing public concerns shall be provided to CPUC during construction.	SDG&E to provide public liaison and telephone number.	SDG&E to provide procedures and bi-monthly reports to the CPUC for review and approval prior to and during construction, and provide evidence to the CPUC that a liaison person has been identified to address public concerns.	Prior to and during construction for all residences and property owners within 300 feet of the project.
Impact LU-1: Construction would temporarily disturb land uses at or near project	L-2	—	SDG&E or its construction contractor shall provide at all times the ability to quickly lay a temporary steel plate trench bridge upon request to ensure driveway access to businesses, and shall provide continuous access to	SDG&E to implement measure as defined.	CPUC to inspect periodically to verify compliance and continued access to	During construction activities along Bay Boulevard.

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components.			properties when not actively constructing the underground cable alignment. In the event that trench stability could be compromised by the laying of a temporary steel plate bridge during an early phase of trench construction, the construction contractor may defer a request for access to the soonest possible time until the stability of the trench has been assured, provided SDG&E has given 24-hour advance notification of the potential for disrupted access to any business that may experience such delayed access. The notification shall include information about restoring access and the estimated amount of time that access may be blocked. In addition, SDG&E shall develop construction plans that will minimize blocking driveways during the workday.		properties is maintained.	
Impact N-1: Construction Activities Would Temporarily Increase Local Noise Levels	NOI-1	—	SDG&E shall conduct all construction activities in accordance with the City of Chula Vista Municipal Code allowable hours for construction unless otherwise approved by the City. For any evening and nighttime construction activities that are required outside of the permitted hours, SDG&E shall notice all property owners within 300 feet of the proposed work at least 1 week in advance of the construction activities. SDG&E shall notify the local jurisdiction and the California Public Utilities Commission prior to conducting any work that may deviate from the City noise ordinance. Nighttime work and the use of heavy construction equipment shall be limited to the extent practicable.	SDG&E to restrict construction activities as defined and incorporate measure into construction contract. SDG&E shall conduct public notification as defined.	CPUC to ensure that restrictions have been incorporated into construction contracts. CPUC to inspect periodically for evidence of successful compliance with local municipal code. SDG&E to provide CPUC with construction notices for review and approval to ensure advance notice has been given.	During construction for all work areas. Notification provided prior to construction to all property owners within 300 feet of proposed work areas.
Impact TRA-1: Construction would cause temporary road and lane closures that	—	APM-TRA-01	Heavy-duty construction vehicles and equipment would not utilize L Street during the p.m. peak hours (between 4:00 p.m. and 6:00 p.m. on weekdays). Alternate travel routes, such as J Street and Palomar Avenue, would	SDG&E to implement measure as defined and incorporate commitments into	CPUC to verify commitments have been incorporated into construction contracts.	Prior to and during construction. This measure applies to construction traffic

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would temporarily disrupt traffic flow.			instead be used during this time.	construction contracts.	CPUC to inspect periodically to ensure that heavy-duty construction vehicles and equipment do not use L Street during p.m. peak hours (4:00 p.m. and 6:00 p.m.)	utilizing L Street.
Impact TRA-1: Construction would cause temporary road and lane closures that would temporarily disrupt traffic flow. Impact TRA-3: Construction activities would result in unstable flow, or fluctuations in volumes of traffic that temporarily restrict flow; or in an unacceptable reduction in performance of the circulation system, as defined by an applicable plan (including a congestion management program), ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.	TRA-1	—	Prior to the start of construction, SDG&E shall submit traffic management plans (TMPs) to the City as part of the required traffic encroachment permits. Traffic control plans (TCPs) shall define the locations of all roads that would need to be temporarily closed due to construction activities, including hauling of oversized loads by truck, conductor stringing activities, and trenching activities. Input and approval from the City shall be obtained, and copies of an approval letter from the City must be provided to the CPUC prior to the start of construction. The TCPs shall define the use of flag persons, warning signs, lights, barricades, cones, etc., according to standard guidelines outlined in the California Department of Transportation (Caltrans) *Traffic Manual for Construction and Maintenance Work Zones* (Caltrans 1996), the *Standard Specifications for Public Works Construction* (Caltrans 2009a), and the *Work Area Traffic Control Handbook (WATCH)* (Caltrans 2009b). Documentation of the approval of these plans, consistency with SDG&E's utility franchise agreements, and issuance of encroachment permits (if applicable) shall be provided to CPUC prior to the start of construction activities that require temporary closure of a public roadway.	SDG&E to prepare TMPs as defined.	SDG&E to provide documentation of coordination with the City of Chula Vista as stipulated in the measure and SDG&E confirmation with all required conditions to ensure traffic flows would be generally maintained without severe congestion. Documentation of plan consistency, consistency with SDG&E franchise agreements, as well as documentation of encroachment permit issuance (if applicable) provided to CPUC in order to verify.	Prior to construction. This measure applies to construction activities that require temporary closure of a public roadway.

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Impact	MM	APM No.	Mitigation Measure/ Applicant Proposed Measure	Implementation Actions	Monitoring Requirements and Effectiveness Criteria	Timing of Action and Location
Impact TRA-4: The project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Impact TRA-5: Construction would substantially disrupt bus or rail transit service, and there would be no suitable alternative routes or stops; or would impede pedestrian movements or bike trails, and there are no suitable alternative pedestrian/bicycle access routes or accommodation through construction zones; or would conflict with planned transportation projects in the project area.						
Impact TRA-1: Construction would cause temporary road	TRA-2	—	SDG&E shall stagger work shifts during the peak period of construction activity, which shall occur during the approximately 6-month grading and site	SDG&E to implement measure as defined and incorporate	CPUC to verify commitments have been incorporated into	Prior to and during construction.

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and lane closures that would temporarily disrupt traffic flow. Impact TRA-3: Construction activities would result in unstable flow, or fluctuations in volumes of traffic that temporarily restrict flow; or in an unacceptable reduction in performance of the circulation system, as defined by an applicable plan (including a congestion management program), ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.			development phase, and construction shifts shall be staggered to the degree possible, such that employee arrivals and departures from the site will avoid the project area peak traffic hours (7:30–8:30 a.m. and 4:30–5:30 p.m.) or as otherwise approved by the City of Chula Vista. Construction-related truck traffic shall also be scheduled to avoid travel during peak periods of traffic on the surrounding roadways.	commitments into construction contracts.	construction contracts. CPUC to inspect periodically to ensure truck traffic avoids peak traffic periods on surrounding roadways.	
Impact TRA-1: Construction would cause temporary road and lane closures that would temporarily disrupt traffic flow. Impact TRA-3: Construction activities would result in unstable flow, or fluctuations in volumes of traffic that	TRA-3	—	Construction workers shall be encouraged to carpool to the job site to the extent feasible.	SDG&E to implement measure as defined.	CPUC to verify.	During construction.

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temporarily restrict flow; or in an unacceptable reduction in performance of the circulation system, as defined by an applicable plan (including a congestion management program), ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.						
Impact TRA-2: Construction activities would restrict the movements of emergency vehicles (police cars, fire trucks, ambulances, and paramedic units), and there are no reasonable alternative access routes available. Impact TRA-5: Construction would substantially disrupt bus or rail transit service, and there would be no suitable alternative routes or stops; or would impede	TRA-4	—	SDG&E shall coordinate in advance with the City to avoid restricting movements of emergency vehicles. SDG&E shall request that police departments, fire departments, ambulance services, and paramedic services be notified by the City of the proposed locations, nature, timing, and duration of any construction activities and advised of any access restrictions that could impact their effectiveness. At locations where access to nearby property is blocked, provision shall be ready at all times to accommodate emergency vehicles, such as plating over excavations, short detours, and alternate routes in conjunction with local agencies. Traffic control plans (Mitigation Measure TRA-1) shall include details regarding emergency services coordination and procedures. Documentation of coordination with the City shall be provided to CPUC prior to the start of construction.	SDG&E to implement measure as defined .SDG&E to incorporate measure into construction contracts.	SDG&E to provide documentation of coordination with affected service providers in the City and confirmation with all required conditions to ensure that construction activities would not preclude emergency vehicle access.	Prior to and during construction for all location where temporary road or lane closures would be required.

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pedestrian movements or bike trails, and there are no suitable alternative pedestrian/bicycle access routes or accommodation through construction zones; or would conflict with planned transportation projects in the project area.						
Impact TRA-5: Construction would substantially disrupt bus or rail transit service, and there would be no suitable alternative routes or stops; or would impede pedestrian movements or bike trails, and there are no suitable alternative pedestrian/bicycle access routes or accommodation through construction zones; or would conflict with planned transportation projects in the project area.	TRA-5	—	Where construction will result in temporary closures of sidewalks and other pedestrian facilities, SDG&E shall provide temporary pedestrian access through detours or safe areas along the construction zone. Any affected pedestrian facilities and the alternative facilities or detours that shall be provided will be identified in the traffic management plan. Where construction activity will result in bike route or bike path closures, appropriate detours and signs shall be provided.	SDG&E to implement measure as defined. SDG&E to incorporate measure into construction contracts.	SDG&E to provide documentation of coordination with affected public jurisdictions and confirmation with all required conditions to ensure that pedestrian and bicycle circulation would not be disrupted.	Prior to and during construction where closure of sidewalks and other pedestrian services are expected.
Impact TRA-4: The	TRA-6	—	Should helicopters be required to lift any structures	SDG&E to prepare lift	CPUC to verify FAA lift	Prior to construction

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project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).			during construction, SDG&E shall prepare a lift plan to be approved by both the Federal Aviation Administration (FAA) and CPUC that identifies procedures that will need to be implemented to ensure public safety. Documentation of FAA approval of the lift plan shall be provided to the CPUC prior to the start of construction activities that require the use of a helicopter.	plan as defined. SDG&E to provide documentation of lift plan approval from the FAA.	plan approval.	for activities that require the use of a helicopter.
Impact TRA-6: Construction or staging activities would increase the demand for and/or reduce the supply of parking spaces, and there would be no provisions for accommodating the resulting parking deficiencies.	TRA-7a	—	SDG&E shall coordinate with the lessee and/or owner of affected parking lots to minimize parking loss through timing restrictions that minimize potential conflicts with peak parking needs.	SDG&E to implement measure as defined. SDG&E to incorporate measure into construction contracts.	SDG&E to provide documentation of coordination with affected lessee and/or owner.	Prior to and during construction where construction would result in temporary parking loss.
Impact TRA-6: Construction or staging activities would increase the demand for and/or reduce the supply of parking spaces, and there would be no provisions for accommodating the resulting parking deficiencies.	TRA-7b	—	SDG&E shall post signage 24 hours in advance of trenching activities along affected streets to notify businesses that might be inconvenienced.	SDG&E to implement measure as defined. SDG&E to incorporate measure into construction contracts.	SDG&E to provide documentation of coordination with City of Chula Vista and businesses.	Prior to and during construction for all locations where temporary road or lane closures would be required.

(END OF ATTACHMENT)