

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 14, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), pursuant to Government Code Section 65402, that the County report whether the proposed Pacific Gas & Electric (PG&E) Power Asset Acquisition Project (Project) conforms to the adopted County General Plan.

County File Number: PLN2025-00073 (SFPUC)

PROPOSAL

Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), pursuant to Government Code Section 65402, that the County report whether the proposed Pacific Gas & Electric (PG&E) Power Asset Acquisition Project (Project) conforms to the adopted County General Plan.

RECOMMENDATION

That the Planning Commission report that SFPUC's proposed PG&E Power Asset Acquisition Project conforms to the adopted County General Plan.

BACKGROUND

Report Prepared By: Chanda Singh, Senior Transportation Planner
(csingh@smcgov.org)

Applicant: San Francisco Public Utilities Commission (SFPUC)

Owners: Olympic Club, County of San Mateo, State of California

Public Notification: A notice for the hearing posted in a newspaper San Mateo County Times for general public circulation.

Locations: 599 Skyline Boulevard, Daly City. Olympic Country Club is bounded by Skyline Boulevard to the west, Lake Merced Boulevard to the east, parcels abutting Northgate Ave to the south, and the San Francisco County line to the north. 555 Guadalupe Canyon Parkway, Brisbane. San Bruno Mountain Park abuts residential areas in Daly City and Brisbane.

APN(s): Portions of 002-012-050, 004-500-020, 004-500-010, 090-090-310, 090-090-270, 090-090-460, 090-090-450

Size: Olympic Club is approximately 137 acres. San Bruno Mountain Park is approximately 2,416 acres.

Existing Zoning: Olympic Club is Residential Estates District/Residential Density District 9 (R-E/S-9), Resource Management -Coastal Zone District/Coastal Development District (RM-CZ/CD). San Bruno Mountain Park areas are Agriculture District/Residential Density District 10 (A-1/S-10).

General Plan Designation: Recreation, Private Recreation, Public Recreation

Local Coastal Plan Designation: Coastal Zone for portion of the Olympic Club

Sphere-of-Influence: Daly City, Brisbane, San Francisco

Existing Land Use: Private Recreation, Public Recreation

Environmental Evaluation: A report that the Project conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the meaning of the California Environmental Quality Act (CEQA). The City of San Francisco Planning Department's Environmental Planning Division is the lead agency responsible for preparing the Project's Environmental Impact Report in compliance with CEQA. The San Francisco Planning Department released the Project's Draft Environmental Impact Report on March 19, 2025, and was open for public comment through May 5, 2025 (State Clearinghouse No. 2023060769).

Setting: Urban. Olympic Club is a private recreational golf course with other sports facilities, grass, hotel, and club house, with more information at <https://www.olyclub.com/>. San Bruno Mountain Park is an open-space island in the midst of the Peninsula's urbanized area, composed primarily of coastal scrub, oak woodland, chapparal and riparian habitats. The Park has steep slopes, deep valleys, and hiking trails. More information at <https://www.smcgov.org/parks/san-bruno-mountain-state-county-park>

DISCUSSION

A. KEY ISSUES

1. Project Description

The City and County of San Francisco (City), through the San Francisco Public Utilities Commission (SFPUC), is leading the Pacific Gas & Electric (PG&E) Power Asset Acquisition Project (Project). The Project proposes to purchase PG&E-owned electrical transmission and distribution assets in San Francisco and San Mateo County that are needed to provide electricity service to customers within the City of San Francisco. See Attachment B for unincorporated areas (in red) affected by the Project.

The Project would involve modifying existing substations, constructing new distribution feeders, installing equipment to connect / disconnect existing electric lines and ensure reliability on existing lines, and provide space for an operations control center and operations and maintenance service yards. After the City completes the Project, the City would own, operate, and maintain the electricity grid in San Francisco, most of which is currently owned, operated, and maintained by PG&E. The Project would not include the purchase of PG&E's natural gas facilities. See Attachment C for a map of all Project Areas.

Reconnection work involves reconfiguring and separating electric distribution lines on new or existing overhead poles or connecting by underground cables enclosed in new or existing duct banks and vaults. Vaults would be installed within streets and sidewalks. For new line segments, work may include new overhead/underground transitions. The Olympic Club spans the San Francisco-San Mateo County border, and would require reconnection work. See Attachment D for a visual example of a typical overhead wire disconnection.

The Project also involves system reinforcements associated with the separation of the distribution system to ensure that after separation, the independent City and PG&E electrical systems comply with all applicable requirements and standards for safety, functionality, and reliability. These improvements consist of changes to overhead and underground lines, equipment, and control software to locate abnormal system conditions, isolate electrical faults, and restore customer service. Specific locations and equipment would be determined based on the location of existing feeders, site conditions, and load flow analysis. System reinforcements affecting the Olympic Club area include a maximum length of 340 feet of underground work. In the area that includes a section of San Bruno Mountain Park, the Project anticipates a maximum length of 6,930 feet of underground work

and up to 2,900 feet of overhead work (See p.2-25 through 2-29 of Attachment F; work is primarily in urban areas of Daly City).

As some of the Project would occur in San Mateo County and per California Government Code Section 65402, SFPUC has requested a report of the Project's conformance with the County General Plan. California's intergovernmental immunity doctrine immunizes the SFPUC from the building and zoning ordinances of other cities and counties when the SFPUC performs work on property outside of San Francisco, regardless of whether the SFPUC owns the property, or when SFPUC leases or acquires property for public purposes in other cities and counties. The Project's Draft Environmental Impact Report (Attachment F) identifies additional permit requirements from San Mateo County beyond this General Plan Conformity review, including a Coastal Development Permit, Public Works Encroachment Permit, and local oversight by San Mateo County Health Services in case of unanticipated contaminated materials encountered during construction.

2. General Plan and Local Coastal Program Analysis

The Olympic Club parcel is within the coastal zone; San Bruno Mountain Park is not within the coastal zone. Areas are not designated as prime agricultural land and are not in a FEMA Flood Zone or seismic hazard area. The areas are on the urban side of the County's urban-rural boundary.

The major General Plan (GP) topics related to the Project include land use, visual quality, climate, and vegetative, water, fish and wildlife resources. The Local Coastal Program (LCP) considerations associated with this project are contained in the visual resources and sensitive habitats components. The most relevant of these policies are discussed below.

a. Urban Land Use Policies (GP)

8.4a Land Use Objectives for Special Urban Areas (GP)

For Olympic Country Club and San Bruno Mountain County Park, maintain current private or public park recreational uses. For private park and recreation uses, allow some land to be converted to residential, commercial, or commercial recreational uses if it would be physically compatible with the facility and contribute to its economic viability.

8.11 Designation of Existing Special Urban Area (GP)

Designate as existing Special Urban Incorporated Areas: (1) Olympic Country Club and (3) San Bruno Mountain.

8.35 Zoning Regulations (GP)

To ensure that development is consistent with land use designations, continue to use zoning districts which regulate development by applying specific standards.

Discussion: Portions of the local distribution system separation and system reinforcements work areas overlap with The Olympic Club, and a portion of the system reinforcements work area overlaps with San Bruno Mountain State and County Park. The Project would not change the current private or public park and recreational uses. The Project would cause temporary impacts during construction, which would be restored to preconstruction conditions once work is complete.

b. Visual Quality Policies (GP) and Visual Resources Component (LCP)

4.21 Utility Structures (GP)

Minimize the adverse visual quality of utility structures, including roads, roadway and building signs, overhead wires, utility poles, T.V. antennae, distributed energy resources, solar water heaters, and satellite dishes.

4.22 Scenic Corridors (GP)

Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.

4.31 Public Utilities (GP)

Encourage the placement of new and existing public utility lines underground.

8.29 Designation of Officially Adopted State Scenic Roads and Corridors (LCP)

Recognize officially adopted State Scenic Roads and Corridors as shown on the Scenic Roads and Corridors Map for the Coastal Zone. These are Coast Highway south of Half Moon Bay city limits (State Route 1) and Skyline Boulevard (State Route 35).

8.32 Regulation of Scenic Corridors in Urban Areas (LCP)

Apply the regulations of the Design Review Zoning Ordinance and design criteria of the Community Design Manual.

Discussion: The local distribution system separation and system reinforcements within unincorporated San Mateo County would be implemented by either overhead wires on new or existing poles or by underground cables enclosed in new or existing duct banks and vaults, depending on whether the existing distribution system in the area is overhead or underground. Where feasible, Project components would be undergrounded and the overhead project components would be similar to existing overhead distribution infrastructure, consistent with policies 4.21 and 4.31. Skyline Boulevard (SR 35) from San Francisco to Half Moon Bay Road, Guadalupe Canyon Parkway, John Daly Boulevard, and Junipero Serra Freeway from San Francisco to San Bruno (Interstate 280) are designated as a County Scenic Roads. The Project would not substantially alter scenic vistas, existing visual character, or views of or from the county-designated scenic routes because the Project would implement components on overhead wires on new or existing poles or by underground cables enclosed in new or existing duct banks and vaults, and where feasible, components would be undergrounded. Any overhead project components would be similar to existing overhead distribution infrastructure. The Project would require permits and would be reviewed by the County at the time of application submittal for conformance with applicable regulations.

c. Climate Policies (GP)

B-1: Transition to All-Electric New Construction

B-1.7: Support industry and workforce development opportunities related to building electrification.

Discussion: The Project intends to ensure a reliable electricity system for City residents and includes improvements that would benefit areas within Daly City, Brisbane, and unincorporated San Mateo County. The Project includes workforce development opportunities, and the Project's operation would add approximately 400 jobs to operate the system.

d. Vegetative, Water, Fish and Wildlife Resources Policies (GP) and Sensitive Habitats Component (LCP)

1.23 Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources

- (1) Regulate land uses and development activities to prevent, and if infeasible, mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

7.3 Protection of Sensitive Habitats

- (1) Prohibit any land use or development which would have significant adverse impact on sensitive habitat areas.
- (2) Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

Discussion: The Project's Draft Environmental Impact Report identifies potential habitats with sensitive resources in the Project area (Attachment E). The Project does not propose construction activities (vegetation removal, ground disturbance, or staging) within San Bruno Mountain Park, as relevant infrastructure is located outside of park lands. There were no habitats identified in the Olympic Club area. The Projects Draft Environmental Impact Report provides mitigation measures and states that construction would avoid sensitive habitats, and after construction, disturbed areas would be restored to the same or similar pre-construction conditions.

B. ALTERNATIVES

The alternative to a report of conformity with the General Plan is for the Planning Commission to report that the Project does not conform to the policies of the adopted County General Plan. Another alternative is to take no action. Upon expiration of 40 days from submittal, failure to make a report will be deemed a finding that the Project as described in the submittal is in conformity with the adopted General Plan.

C. ENVIRONMENTAL REVIEW

A report that the Project conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the

meaning of the California Environmental Quality Act (CEQA). The City of San Francisco Planning Department's Environmental Planning Division is the lead agency responsible for preparing the Project's Environmental Impact Report in compliance with CEQA. The San Francisco Planning Department released the Project's Draft Environmental Impact Report on March 19, 2025, and was open for public comment through May 5, 2025 (State Clearinghouse No. 2023060769).

D. REVIEWING AGENCIES

County Attorney's Office

ATTACHMENTS

- A. Recommended Findings
- B. Location Map
- C. Project Areas Overview Map (Figure S-1 from Draft Environmental Impact Report)
- D. Typical Overhead Wire Disconnections (Figure 2-6 from Draft Environmental Impact Report)
- E. Sensitive Habitats and Species Maps
- F. Draft Environmental Impact Report

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00073

Hearing Date: May 14, 2025

Prepared By: Planning Staff

For Adoption By: Planning Commission

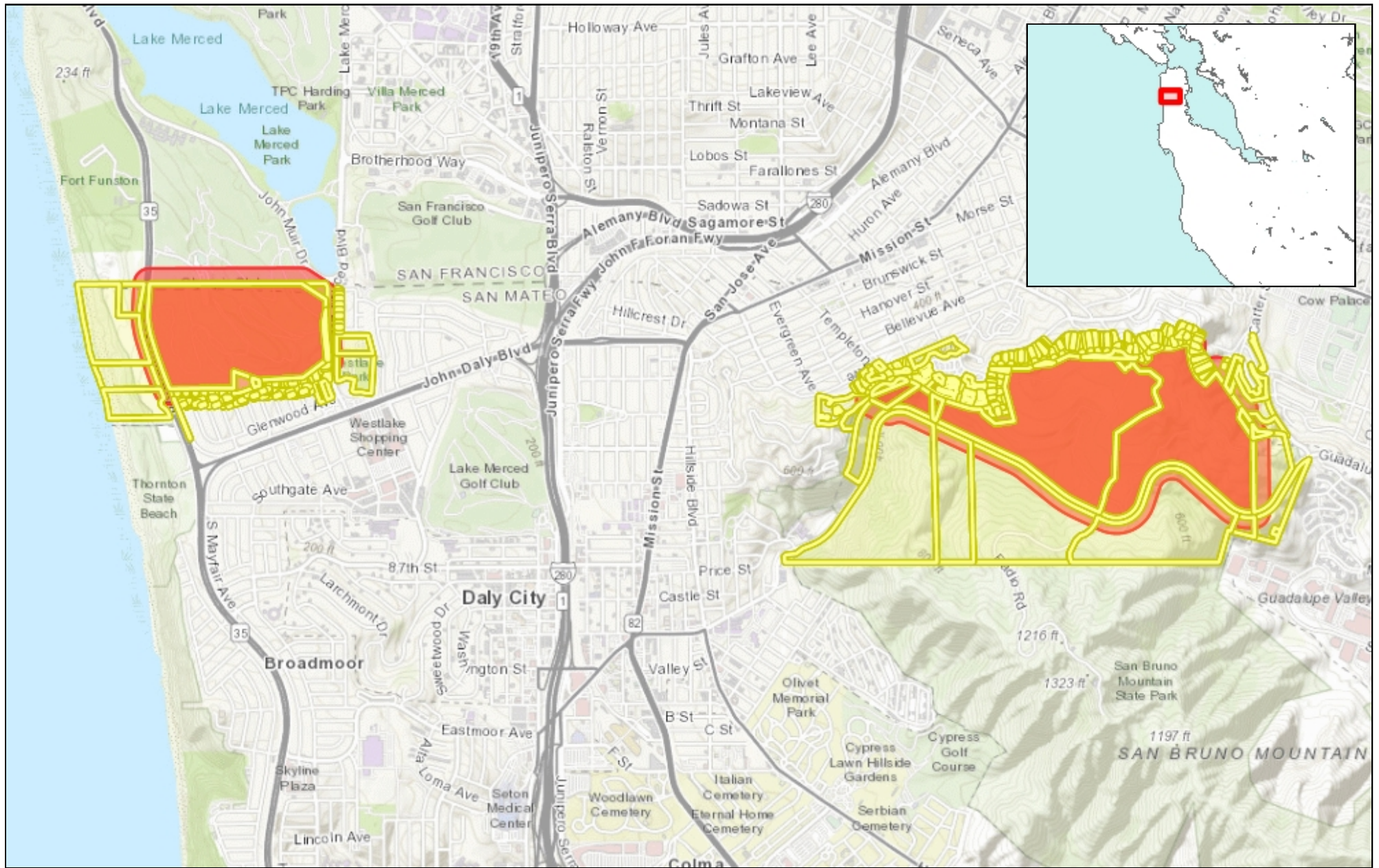
RECOMMENDED FINDINGS

That the Planning Commission report that SFPUC's proposed PG&E Power Asset Acquisition Project conforms to the adopted County General Plan.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



1.21 0 0.60 1.21 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:38,326 

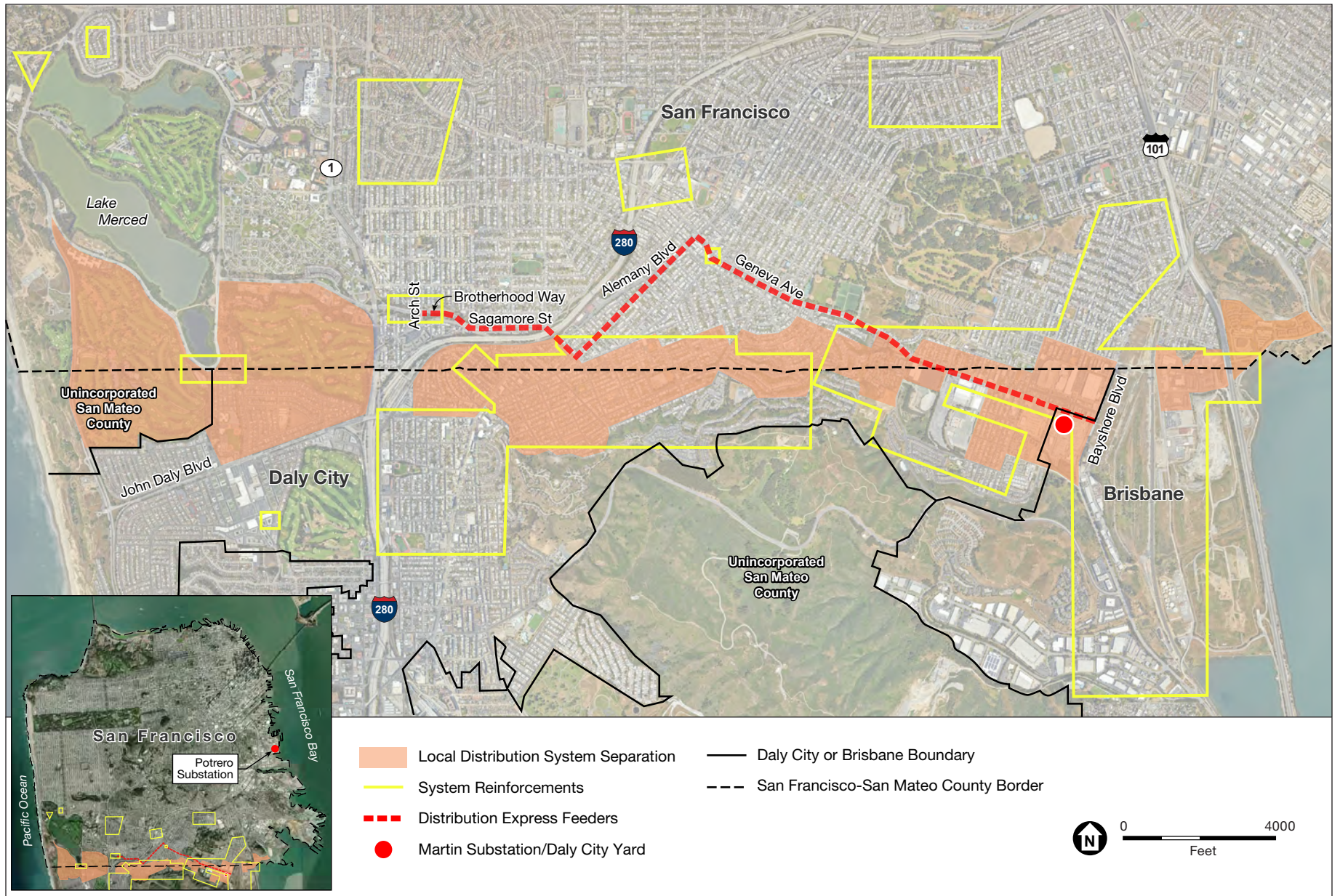
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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ATTACHMENT C



SOURCE: Google Earth Aerial Imagery

Note: The project includes purchase of PG&E's transmission and distribution assets needed for the city to provide reliable electric service to customers in San Francisco, including some assets in San Mateo County. Physical changes would occur at existing PG&E substations, along the distribution express feeders alignment, and at some locations within the areas shaded or outlined in yellow. The project also includes an operations control center and operation and maintenance service yards in southeastern San Francisco.

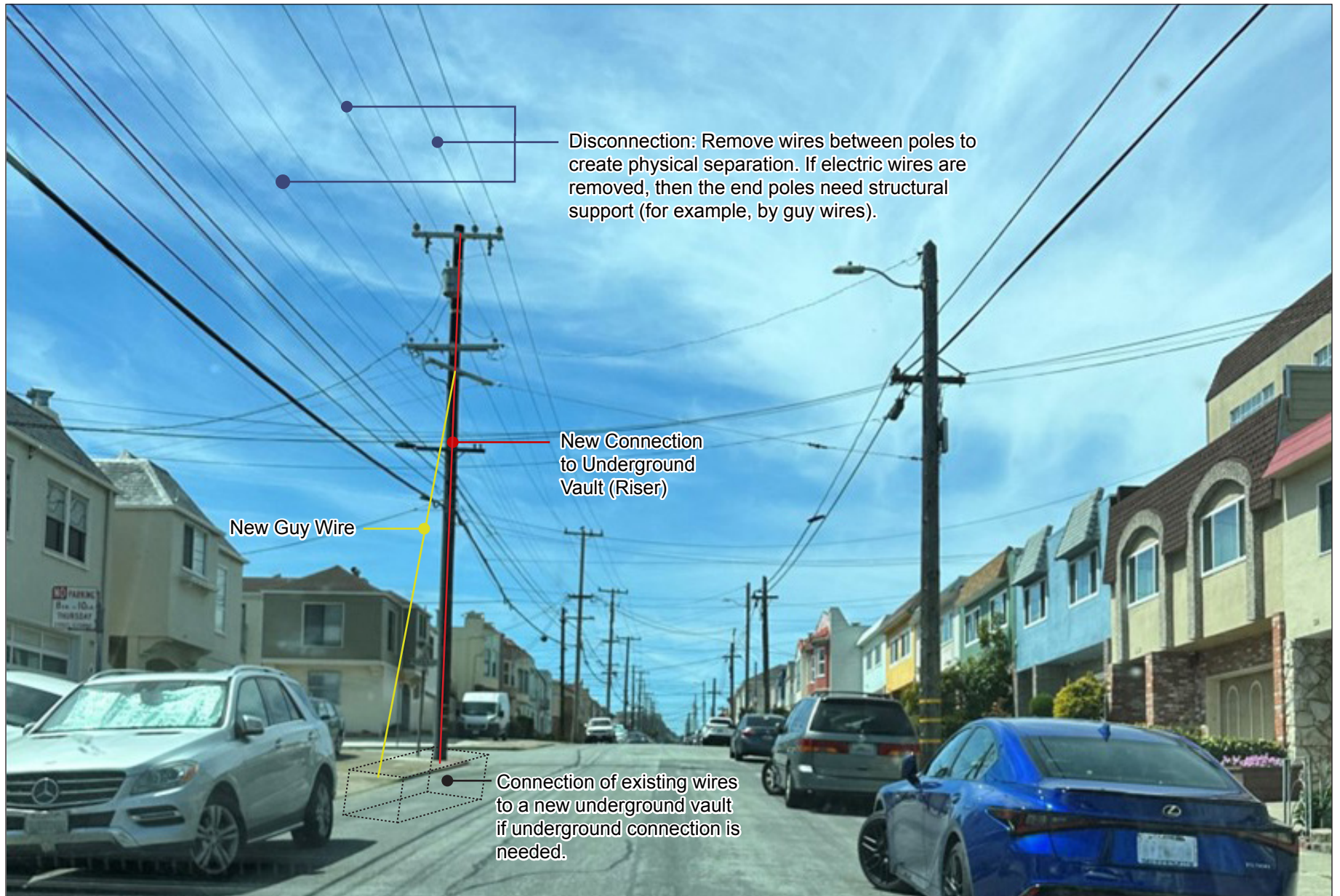
PG&E Asset Acquisition Project

Figure S-1
Project Areas Overview



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ATTACHMENT D



SOURCE: ESA

PG&E Asset Acquisition Project

Figure 2-6
Typical Overhead Wire Disconnections



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ATTACHMENT E

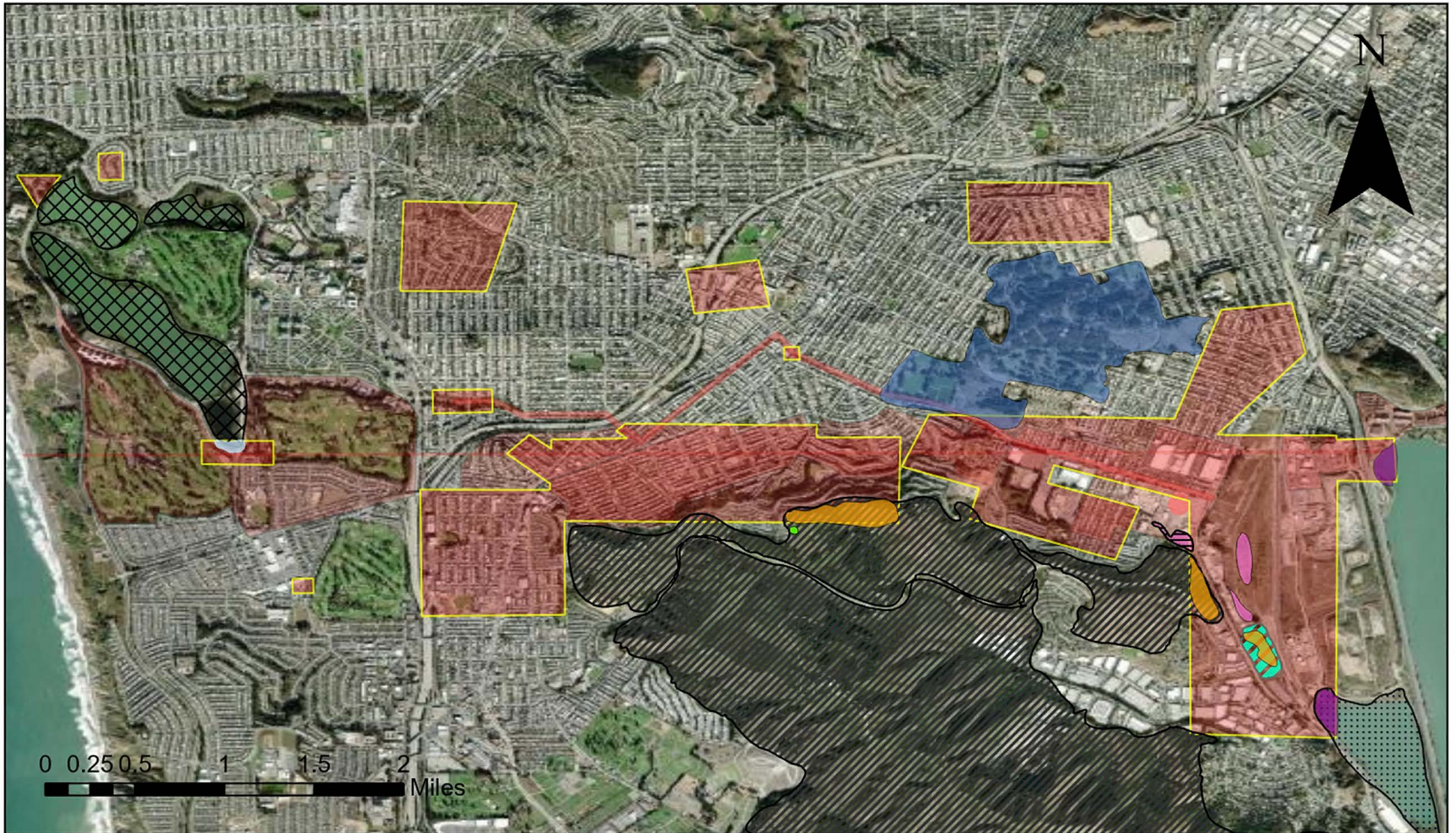
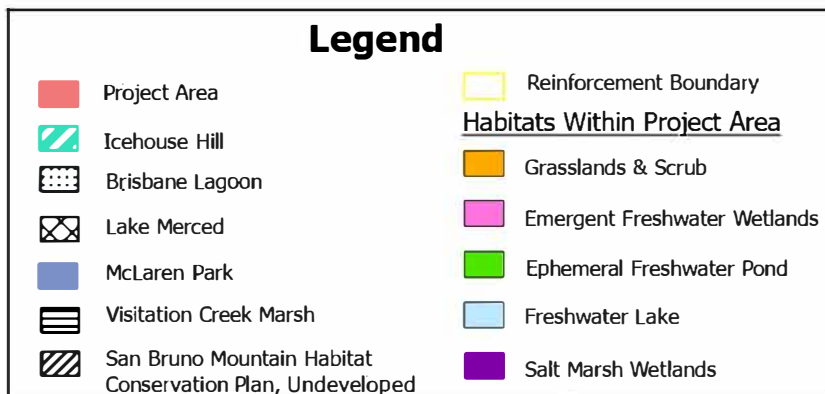


Figure 2: Habitats with Sensitive Resources

PG&E Power Asset Acquisition Project, San Mateo and San Francisco County, CA

Service Layer Credit:Maxar



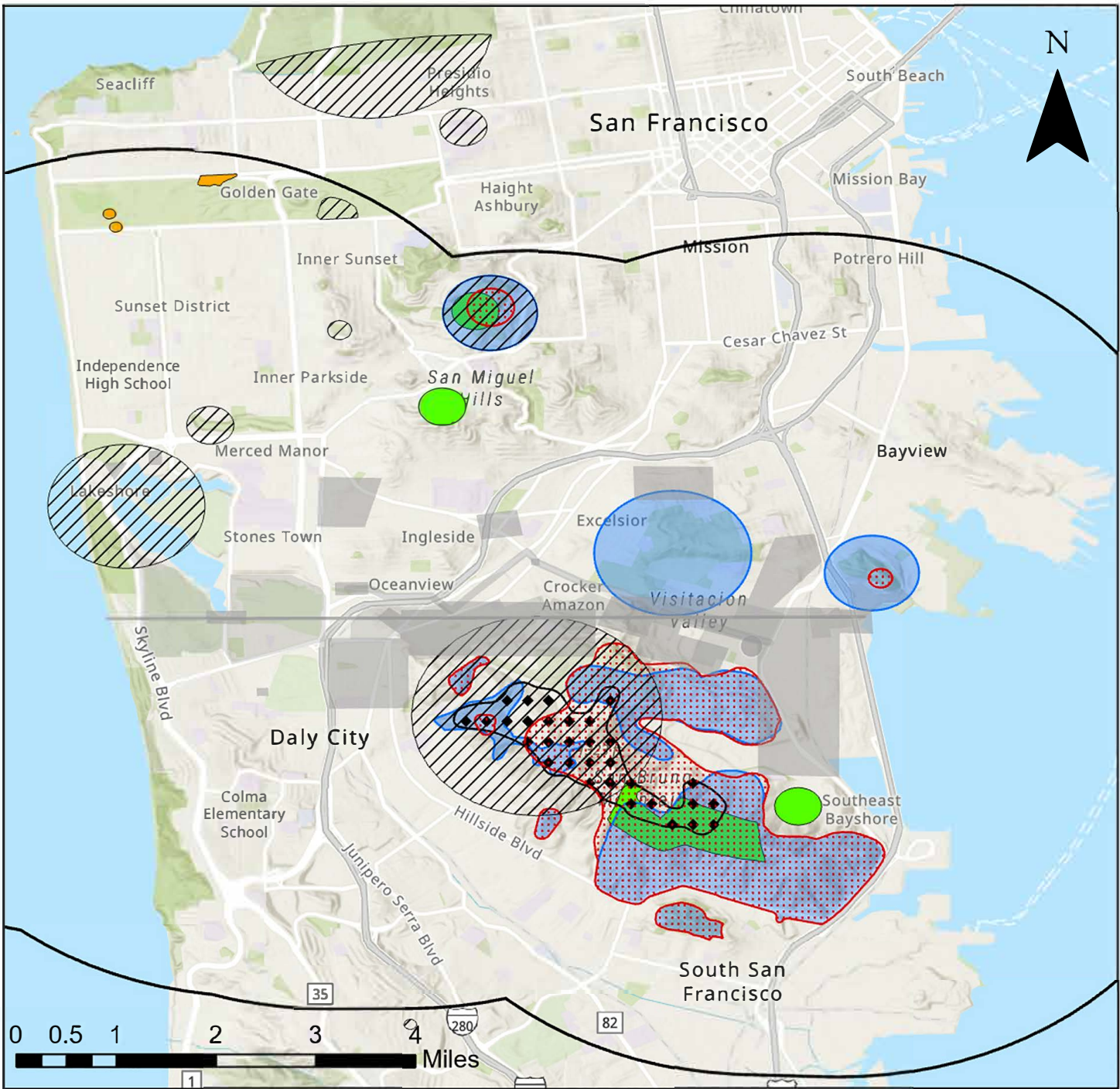
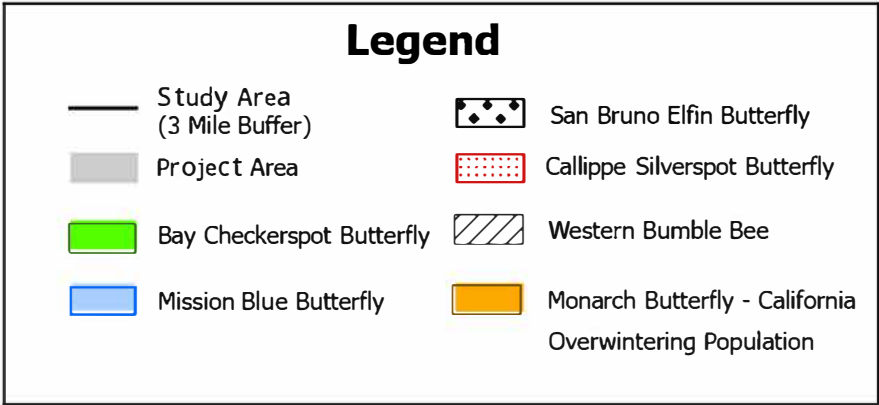


Figure 3: CNDDDB Occurrence Map (Invertebrates)

Source: CNDDDB 2/24

Service Layer Credits: California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



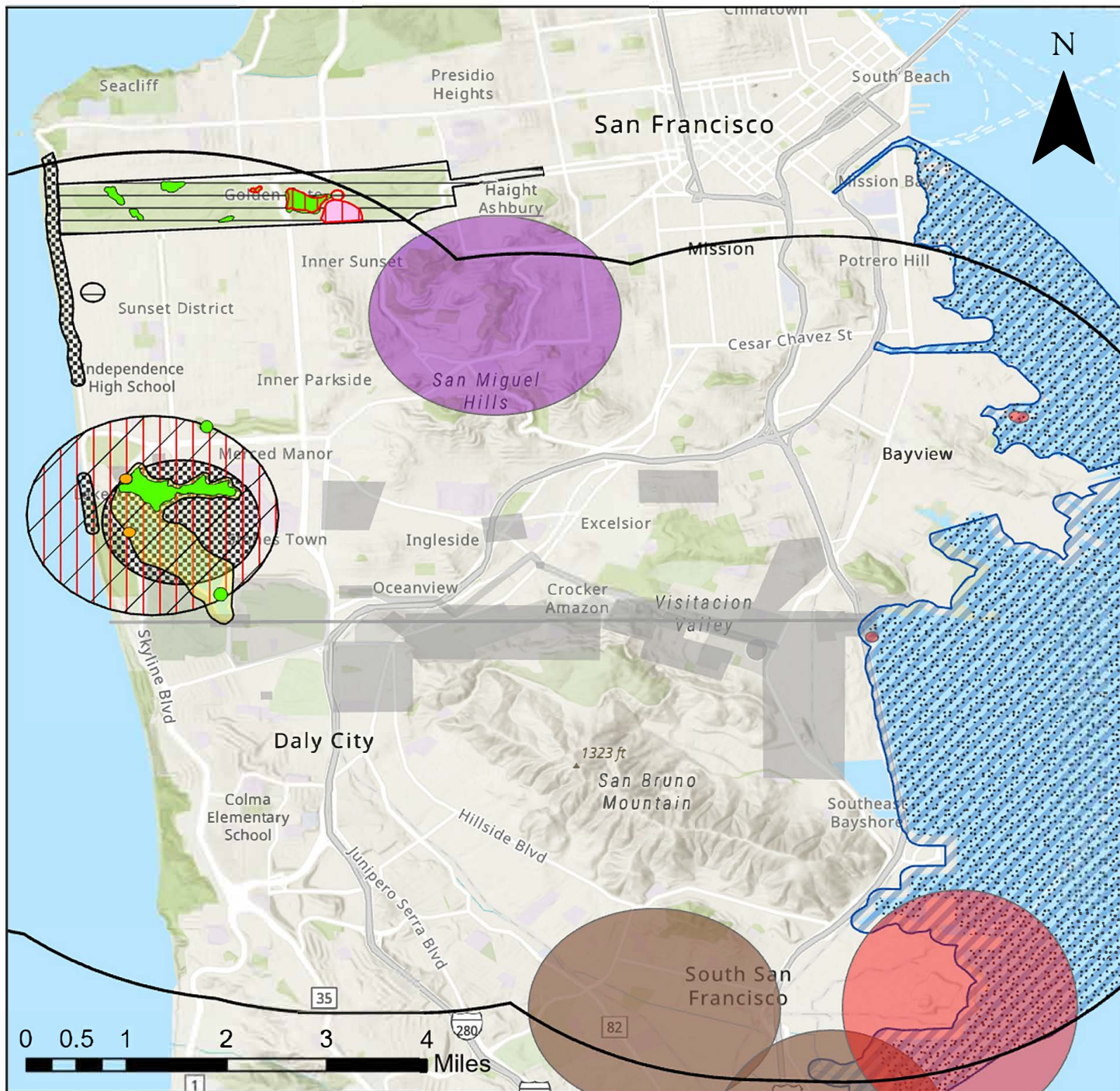


Figure 4: CNDDDB Occurrence Map (Vertebrates)

Source: CNDDDB 2/24

Service Layer Credits: California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



Legend

- | | |
|----------------------------|--|
| Project Area | Bank Swallow |
| Study Area (3 Mile Buffer) | Double-crested Cormorant |
| California Red-legged Frog | Green Sturgeon - Southern DPS |
| Western Pond Turtle | Townsend's Big-Eared Bat |
| Alameda Song Sparrow | Longfin Smelt |
| American Badger | California Black Rail & Tidewater Goby |
| California Ridgway's Rail | Hardhead & Saltmarsh Common Yellowthroat |
| Western Red Bat | |
| American Peregrine Falcon* | |

*Species with protected occurrence records not shown.

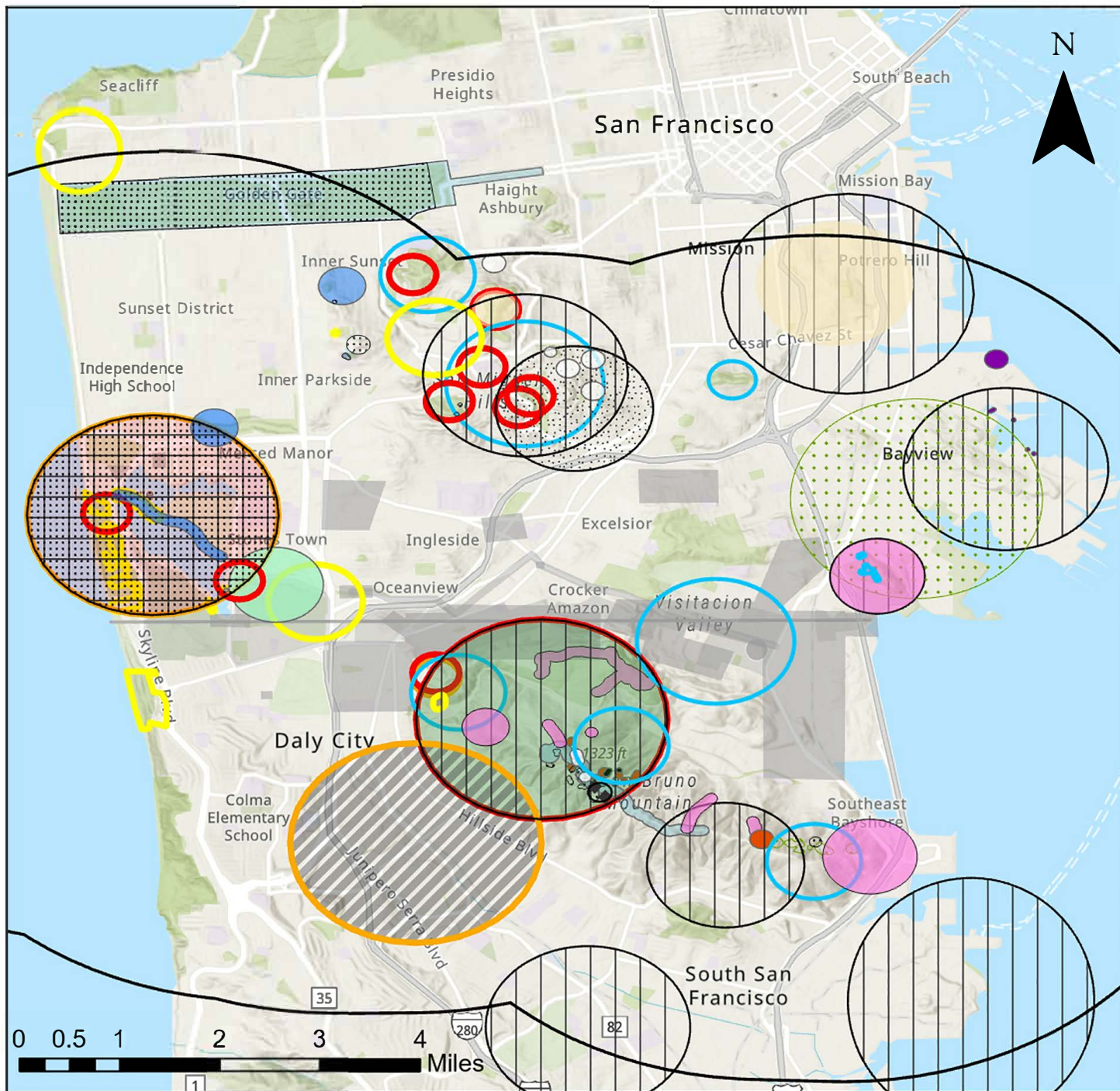
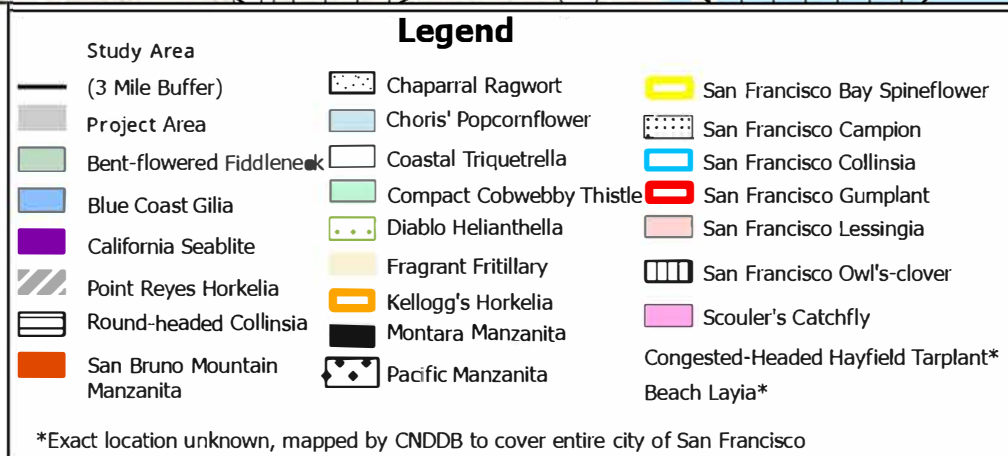


Figure 5: CNDDDB Occurrence Map (Plants)

Source: CNDDDB 2/24

Service Layer Credits: California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA





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ATTACHMENT F

Draft Environmental Documents are available on CEQA Net at:
<https://ceqanet.opr.ca.gov/2023060769/2>

SCH Number: 2023060769